

1 D. EDWARD HAYS, #162507
ehays@marshackhays.com
2 LAILA MASUD, #311731
lmasud@marshackhays.com
3 BRADFORD N. BARNHARDT, #328705
bbarnhardt@marshackhays.com
4 MARSHACK HAYS LLP
5 870 Roosevelt
Irvine, CA 92620
6 Telephone: (949) 333-7777
7 Facsimile: (949) 333-7778

8 Attorneys for Creditor,
HOUSER BROS. CO. dba RANCHO DEL
9 REY MOBILE HOME ESTATES

10 UNITED STATES BANKRUPTCY COURT
11 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION

12 In re
13 JAMIE LYNN GALLIAN,
14 Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7

HOUSER BROS. CO. DBA RANCHO DEL
REY MOBILE HOME ESTATES'S
OPPOSITION TO DEBTOR'S MOTION
REQUESTING THE TRUSTEE ABANDON
ESTATE'S INTEREST IN DEBTOR'S
PRIMARY RESIDENCE, SPACE 376 2014
SKYLINE MANUFACTURED [SIC] HOME
LBM1981

Date: February 15, 2023

Time: 9:30 a.m.

Ctrm: 5C¹

Location: 411 W. Fourth Street, Santa Ana, CA
92701

22 ///

23 ///

24
25
26 ¹ Notwithstanding the opening of the Courthouse to in-person proceedings, in light of the overwhelming support by the
27 Bar for continued virtual appearances, Judge Clarkson will continue utilizing ZoomGov in a hybrid format,
28 holding the majority of hearings by video, with an option for in-person hearings. Please see the Court's tentative
rulings on the Court's webpage to determine whether this hearing is virtual or in-person.

1 TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY JUDGE,
2 THE DEBTOR, AND ALL INTERESTED PARTIES:

3 Houser Bros. Co., dba Rancho Del Rey Mobile Home Estates (“Houser Bros.”) files this
4 Opposition (“Opposition”) to the Motion Requesting the Trustee Abandon Estate’s Interest in
5 Debtor’s Primary Residence (“Motion”), filed by Jamie Lynn Gallian (“Debtor”) on January 24,
6 2023, as Dk. No. 308.

7 **Memorandum of Points and Authorities**

8 **1. Summary of Argument**

9 To compel abandonment, a debtor has the burden of proof to establish that the subject
10 property is either burdensome or of inconsequential value to a bankruptcy estate. In this case, Debtor
11 claims that abandonment is warranted because the Court allowed her a homestead exemption which
12 consumes the value of the property. Debtor’s entitlement to a homestead exemption, however, has
13 been appealed by Houser Bros. If it is successful, the Trustee will be able to administer the property
14 for the benefit of creditors at minimal cost to the estate because Houser Bros. is the appellant. Given
15 these facts, it is premature to order abandonment of what could become a source of distributions to
16 creditors.

17 **2. Factual Background**

18 **A. Bankruptcy Case**

19 On July 9, 2021 (“Petition Date”), Debtor filed a voluntary petition under Chapter 7 of Title
20 11 of the United States Code, commencing Bankruptcy Case No. 8:21-bk-11710 (“Bankruptcy
21 Case”). A true and correct copy of the CM/ECF Docket in the Bankruptcy Case is attached to the
22 Declaration of D. Edward Hays (“Hays Declaration”) as **Exhibit 1**.

23 In Schedule C, Debtor claimed a \$600,000 homestead exemption in a manufactured home
24 located at 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649 (“Property”) pursuant to
25 § 704.730 of the California Code of Civil Procedure (“CCP”). *See* Docket No. 72 at 20.

On May 12, 2022, as Docket No. 95, Houser Bros. filed a “Motion Objecting to Debtor’s Claimed Homestead Exemption” (“Homestead Motion”). In the Homestead Motion, Houser Bros. sought an order:

- 1) Sustaining the objection to Debtor’s claimed homestead exemption under CCP § 704.730, and disallowing any claim of exemption by Debtor in the Property pursuant to CCP § 704.730; and
- 2) Alternatively, finding that any allowed exemption be capped at \$170,350 pursuant to 11 U.S.C. § 522(p).

On July 7, 2022, Houser Bros. filed a “Reply to Debtor’s Opposition to Motion Objecting to Claimed Homestead Exemption” (“Homestead Reply”). Docket No. 130. In the Homestead Reply, Houser Bros. argued, *inter alia*, that Debtor’s only interest in the property was that of a month-to-month tenant of an LLC which was the owner of the Property. *Id.* at 18. Unless Trustee sold Debtor’s tenancy rights, no exemption should attach to the proceeds of sale if Trustee could otherwise recover and administer the Property. *Id.*

On July 20, 2022, Houser Bros. filed “Notice of Lodgment of Excerpts of Certified Transcript in Support of Reply to Debtor’s Opposition to Motion Objecting to Claimed Homestead Exemption.” Docket No. 138.

On July 21, 2022, at 10:30 a.m., the Court held a continued hearing on the Homestead Motion. During the hearing, the Court orally granted the Homestead Motion for the reasons stated in its tentative ruling.

On July 26, 2022, Debtor filed a “Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates Objection to Debtor’s Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso” (“Reconsideration Motion”). Docket No. 157. Houser Bros. opposed the motion. Docket No. 170.

On September 22, 2022, the Court held a hearing on the Reconsideration Motion. At the end of the hearing, the Court took the Reconsideration Motion under advisement.

1 About a week after the September 22, 2022, hearing, Houser Bros. filed a “Notice of Recent
2 Decision Re: Debtor’s Motion for Reconsideration of 7.21.22 Order Sustaining Objection to
3 Debtor’s Claimed Homestead Exemption” (“NRD”). The NRD attached a copy of the decision of the
4 United States District Court for the Northern District of California in *Evander Frank Kane v. Zions*
5 *Bancorporation, N.A.*, Case No. 21-cv-08209-WHO, which was entered on September 29, 2022. The
6 *Kane* case is very similar to the facts in this case and the Court in *Kane* held that Debtor had an
7 insufficient interest in property owned by an LLC upon which an exemption could be based. Houser
8 Bros. believes the debtor in *Kane* arguably had a stronger argument for an exemption because there
9 was no evidence in that case that Mr. Kane was paying rent to the LLC that owned the property. The
10 *Kane* case has been appealed to the Ninth Circuit Court of Appeals and the matter is pending.

11 On December 19, 2022, the Court entered:

- 12 1) “Memorandum of Decision Regarding Debtor’s Motion for Reconsideration of the
13 Court’s August 5, 2022 Order Sustaining Objection to Debtor’s Homestead Exemption”
14 (“MOD”), Docket No. 273; and
15 2) “Order Granting Debtor’s Motion for Reconsideration of the Court’s August 5, 2022
16 Order Sustaining Objection to Debtor’s Homestead Exemption,” Docket No. 274.

17 The MOD does not address the *Kane* decision and does not include any finding of what
18 interest the Debtor had in the Property upon which a homestead could be based (other than her
19 present occupancy). The MOD also does not explain how Debtor’s payment of rent does not prove
20 that her interest in the property was limited to that of a month-to-month tenant and that any
21 exemption would be limited to Trustee’s administration of such interest.

22 On December 29, 2022, Houser Bros. filed a “Notice of Appeal and Statement of Election.”
23 Docket No. 280. The appeal is currently pending as Case No. 8:23-cv-00001-DSF (“Appeal”). Hays
24 Decl. Ex. 1 at 46. Houser Bros. is in the process of filing a motion to stay the Appeal pending a
25 decision from the Ninth Circuit in the *Kane* case.

26 ///

1 **3. Legal Argument**

2 **A. Abandonment**

3 Local Bankruptcy Rule 6007-1(b) gives this Court the authority to compel the Trustee to
4 abandon property. Additionally, 11 U.S.C. § 554(b) of the Bankruptcy Code states:

5 (b) On request of a party in interest and after notice and a hearing, the court may order
6 the trustee to abandon any property of the estate that is burdensome to the estate or that
7 is of inconsequential value and benefit to the estate.

8 A trustee appointed to administer an estate in chapter 7 bankruptcy proceedings is charged by
9 statute with “collect[ing] and reduc[ing] to money the property of the estate.” 11 U.S.C. § 704. It is
10 “the trustee’s duty . . . to maximize the assets of the bankruptcy estate to allow maximum recovery
11 for the debtor’s creditors.” *See In re Feiler*, 218 F.3d 948, 952 (9th Cir. 2000). Property, however,
12 may be abandoned, rather than reduced to money, if the encumbrances on the property render it
13 valueless to unsecured creditors after the encumbrances and administrative costs are satisfied. *In re*
14 *Bolden*, 327 B.R. 657, 667 (Bankr. C.D. Cal. 2005) (stating that abandonment was developed to
15 protect bankruptcy estates from the costs and burdens of administering property when such
16 administration could not conceivably benefit unsecured creditors). Whether property of the estate is
17 burdensome or of inconsequential value and benefit to the estate is measured at the time the
18 abandonment motion comes before the Court. *In re Lents*, 644 B.R. 479, 491 (Bankr. D.S.C. 2022).

19 An order compelling abandonment is “the exception, not the rule.” *In re Lents*, 644 B.R. at
20 491. Generally, abandonment should not be ordered where the benefit of administering the asset
21 exceeds the cost of doing so, and absent an attempt by the trustee to “churn property worthless to the
22 estate just to increase fees, abandonment should very rarely be ordered.” *Id.* Further, in general,
23 “abandonment is irrevocable,” even if it is later discovered that the abandoned property had greater
24 value than previously believed. *Vasuez v. Adair*, 253 B.R. 85, 88-89 (B.A.P. 9th Cir. 2000).²

25
26
27 ² Courts have discretion to revoke abandonment in appropriate circumstances, such as when the
28 trustee is misled by false or incomplete information. *Vasuez*, 253 B.R. at 89.

1 The movant bears the burden of proving that the bankruptcy estate's interest in the property
2 is of inconsequential value and benefit to the estate. *In re Garcia*, 521 B.R. 680, 686 (Bankr. D.
3 Idaho 2014).

4 **B. Like the Homestead Motion, Debtor Fails to Prove the Nature of Her**
5 **Interest in the Property.**

6 Similar to the Homestead Motion, Debtor fails to provide admissible evidence that she had
7 an ownership interest on the petition date in the property for which she seeks abandonment. As set
8 forth in the briefing filed by Houser Bros. in connection with the Homestead Motion, Debtor's
9 interest in the property was that of a month-to-month tenant paying rent to the LLC which owned the
10 Property. *See* Docket No. 130 at 18 (Homestead Reply); Docket No. 138 at 14-17³ ("Excerpts of
11 Certified Transcript in Support of Reply to Debtor's Opposition to Motion Objecting to Claimed
12 Homestead Exemption"); Docket No. 170 at 19 (Houser Bros.'s response to Debtor's
13 Reconsideration Motion). Of course, ownership of property is not a necessary element to claim an
14 exemption. *In re Sain*, 584 B.R. 325 (Bankr. S.D. Cal. 2018). In *Sain*, Debtor's interest in property
15 was that of a tenant under a long-term, under-market lease. So, if the Trustee in this case were to
16 administer debtor's tenancy interest, the exemption would attach to the proceeds. On this issue, there
17 is no dispute. But, if the Debtor's interest is that of a month-to-month tenant and the trustee does not
18 seek to sell such tenancy rights but is otherwise able to recover and administer the Property, then the
19 exemption in the tenancy rights should not extend to the proceeds from a sale of the fee simple
20 interest. In order to claim an exemption in property, it must first be property of the estate. *Owen v.*
21 *Owen*, 500 U.S. 305 (1991) ("Property that is properly exempted under § 522 is (with some
22 exceptions) immunized against liability for prebankruptcy debts. § 522(c). No property can be
23 exempted (and thereby immunized), however, unless it first falls *within* the bankruptcy estate.")
24 (emphasis in original).

25
26
27 ³ This citation references the page numbers at the top of each page rather than the Bates-stamped
28 page numbers in the bottom, right corner of each page.

1 In order to satisfy her burden of proof that certain property of the estate is of no value,
2 Debtor must provide evidence as to the nature of the estate's interest in such property. Because
3 Debtor attempted but failed to transfer title to the Property to herself prior to the petition date, the
4 issue of title was litigated extensively in the Homestead Motion (but for the purpose of establishing
5 the nature of Debtor's interest in the Property as of the petition date). Here, no abandonment can be
6 ordered until the nature of Debtor's interest is decided. Moreover, any abandonment must
7 necessarily be limited to estate's interest as of the petition date and without prejudice to the Estate's
8 rights to avoid Debtor's voluntary transfer of the Property to the LLC and the right of the Estate
9 under Section 522(g) to recover such transfer without any exemption.

10 **C. The Estate's Interests in the Property is not burdensome or of**
11 **inconsequential value to the Estate given the Appeal.**

12 Here, the Appeal involves issues regarding Debtor's entitlement to a homestead exemption in
13 her undefined interest in the Property as of the petition date and the application of the 11 U.S.C.
14 § 522(p) cap. The outcome of the Appeal therefore will determine whether the Estate's present
15 interest in the Property is burdensome or of inconsequential value. In short, the Motion is premature.
16 Moreover, given that the issue of whether Debtor can exempt the Estate's present interest in the
17 Property is subject to the appeal, the Court arguably is divested of jurisdiction to currently hear and
18 determine the scope and extent of such interest in connection with abandonment of such interest.

19 Houser Bros. respectfully requests that the Motion be denied without prejudice. If the
20 Estate's interest in the Property were irrevocably abandoned, and the District Court or Ninth Circuit
21 were to reverse finding that Debtor was not entitled to a homestead exemption (in the property itself
22 and not just her tenancy interest), Trustee would be unable to administer the Property.

23 ///

24 ///

4. Conclusion

For the reasons stated above, Houser Bros. respectfully requests that the Court enter an order denying the Motion without prejudice. When Debtor filed a motion to avoid judgment liens on the grounds that they impaired her allowed exemption, the Court denied the motion without prejudice due to the appeal. Docket No. 314. The same result should apply here.

DATED: February 1, 2023

MARSHACK HAYS LLP

/s/ D. Edward Hays

By: _____

D. EDWARD HAYS

LAILA MASUD

BRADFORD N. BARNHARDT

Attorneys for Creditor,

HOUSER BROS. CO. dba RANCHO DEL

REY MOBILE HOME ESTATES

Declaration of D. Edward Hays

I, D. EDWARD HAYS, say and declare as follows:

1. I am an individual over 18 years of age and competent to make this Declaration.
2. If called upon to do so, I could and would competently testify as to the facts set forth in this Declaration.
3. The facts set forth below are true of my personal knowledge.
4. I am an attorney at law duly admitted to practice before this Court and all courts of the State of California.
5. I am a partner in the law firm of Marshack Hays LLP, attorneys of record for Houser Bros. Co., dba Rancho Del Rey Mobile Home Estates ("Houser Bros.").
6. I make this Declaration in support of Houser Bros.'s Opposition to the Motion Requesting the Trustee Abandon Estate's Interest in Debtor's Primary Residence ("Opposition"). All capitalized terms not otherwise defined in this Declaration shall have the meaning ascribed to them in the Opposition.
7. A true and correct copy of the CM/ECF Docket in the Bankruptcy Case is attached as **Exhibit 1.**

I declare under penalty of perjury that the foregoing is true and correct. Executed on February 1, 2023.

/s/ D. Edward Hays
D. EDWARD HAYS

EXHIBIT 1

727OBJ, NODISCH, APLDIST, APPEAL

**U.S. Bankruptcy Court
Central District of California (Santa Ana)
Bankruptcy Petition #: 8:21-bk-11710-SC**

Assigned to: Scott C Clarkson
Chapter 7
Voluntary
Asset

Date filed: 07/09/2021
341 meeting: 04/29/2022
Deadline for filing claims: 10/25/2022
Deadline for filing claims (govt.): 01/05/2022
Deadline for objecting to discharge: 10/18/2021
Deadline for financial mgmt. course: 10/18/2021

Debtor

Jamie Lynn Gallian
16222 Monterey Ln Unit 376
Huntington Beach, CA 92649
ORANGE-CA
714-321-3449
SSN / ITIN: xxx-xx-3936
aka Jamie L Gallian
dba J-Sandcastle Co, LLC
dba J-PAD, LLC

represented by **Jamie Lynn Gallian**
PRO SE

Bert Briones

Red Hill Law Group
15615 Alton Parkway
Suite 210
Irvine, CA 92618
888-733-4455
Fax : 714-733-4450
Email: bb@redhilllawgroup.com
TERMINATED: 08/09/2022

Trustee

Jeffrey I Golden (TR)
Golden Goodrich LLP
650 Town Center Drive, Suite 600
Costa Mesa, CA 92626
(714) 966-1000

represented by **Aaron E. DE Leest**
Danning, Gill, Israel & Krasnoff,
LLP
1901 Avenue of the Stars
Suite 450
Los Angeles, CA 90067-6006
310-277-0077
Fax : 310-277-5735
Email: adeleest@DanningGill.com

Eric P Israel

Danning Gill Israel & Krasnoff,
LLP
1901 Avenue of the Stars, Suite
450
Los Angeles, CA 90067-6006
310-277-0077
Fax : 310-277-5735
Email: edisrael@DanningGill.com

U.S. Trustee

United States Trustee (SA)
411 W Fourth St., Suite 7160
Santa Ana, CA 92701-4593
(714) 338-3400

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

Filing Date	#	Docket Text
07/09/2021	1 (60 pgs)	Chapter 7 Voluntary Petition for Individuals . Fee Amount \$338 Filed by Jamie Lynn Gallian (Nguyen, Vi) (Entered: 07/09/2021)
07/09/2021	2	Statement About Your Social Security Number (Official Form 121) Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 07/09/2021)
07/09/2021	3 (1 pg)	Certificate of Credit Counseling Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 07/09/2021)
07/09/2021	4 (2 pgs)	Declaration by Debtor as to Whether Debtor(s) Received Income From an Employer Within 60 Days of Petition (LBR Form F1002-1) Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 07/09/2021)
07/09/2021	5 (3 pgs)	Meeting of Creditors with 341(a) meeting to be held on 8/18/2021 at 09:00 AM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. for Debtor and Joint Debtor (if joint case) Cert. of Financial Management due by 10/18/2021. Last day to oppose discharge or dischargeability is 10/18/2021. (Scheduled Automatic Assignment, shared account) (Entered: 07/09/2021)
07/09/2021	6	Debtor's Request to Activate Electronic Noticing (DeBN) Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 07/09/2021)
07/09/2021		Receipt of Chapter 7 Filing Fee - \$338.00 by 16. Receipt Number 80075587. (admin) (Entered: 07/09/2021)
07/11/2021	7 (5 pgs)	BNC Certificate of Notice (RE: related document(s) 5 Meeting (AutoAssign Chapter 7)) No. of Notices: 36. Notice Date 07/11/2021. (Admin.) (Entered: 07/11/2021)
07/12/2021	8 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Smith, Valerie. (Smith, Valerie) (Entered: 07/12/2021)
07/13/2021	9 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Mellor, Mark. (Mellor, Mark) (Entered: 07/13/2021)
07/26/2021	10 (1 pg)	Personal Financial Management Course Certificate for Debtor 1 (Official Form 423) (Lazar, Orsolya) (Entered: 07/26/2021)
08/18/2021	11	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 9/22/2021 at 01:30 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 08/18/2021)
08/18/2021	12 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 08/18/2021)
08/23/2021	13 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Masud, Laila. (Masud, Laila) (Entered: 08/23/2021)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

08/23/2021	<u>14</u> (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Hays, D. (Hays, D) (Entered: 08/23/2021)
09/07/2021	<u>15</u> (29 pgs)	Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Schedule H Individual: Your Codebtors (Official Form 106H or 206H) , Amended Schedule I Individual: Your Income (Official Form 106I) , Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) , Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) , Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option) Filed by Debtor Jamie Lynn Gallian . [EDB] (Law, Tamika) (Entered: 09/07/2021)
09/22/2021	<u>16</u> (29 pgs)	Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , FIRST AMENDMENT Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Amended Schedule I Individual: Your Income (Official Form 106I) , Amended Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Amended Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) ,Amended Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) , Amended Statement of Related Cases (LBR Form 1015-2.1) , Amended Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option) , Proof of service Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 09/22/2021)
09/22/2021	<u>17</u> (15 pgs)	Amending Schedules (D) and (E/F) ,Amended List of Creditors (Master Mailing List of Creditors) , Amended Verification of Master Mailing List of Creditors (LBR Form F1007-1), Proof of Service. Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 09/22/2021)
09/22/2021	18	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 10/6/2021 at 01:30 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 09/22/2021)
09/22/2021	<u>19</u> (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 09/22/2021)
09/22/2021		Receipt of Amendment Filing Fee - \$32.00 by 16. Receipt Number 80075677. (admin) (Entered: 09/22/2021)
10/07/2021	20	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 10/14/2021 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 10/07/2021)
10/07/2021	<u>21</u> (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 10/07/2021)
10/14/2021	<u>22</u> (31 pgs)	Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Amending Schedules (D) (E/F) , Schedule G

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Schedule H Individual: Your Codebtors (Official Form 106H or 206H) , Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) [EDB] Filed by Debtor Jamie Lynn Gallian . (Law, Tamika) (Entered: 10/14/2021)
10/14/2021	23 (1 pg)	Notice of Deficiency of Filing Fees Required to Add Additional Creditors (BNC) (RE: related document(s) 22 Schedule A/B: Property (Official Form 106A/B or 206A/B) filed by Debtor Jamie Lynn Gallian, Schedule C: The Property You Claimed as Exempt (Official Form 106C), Amending Schedules D and/or E/F (Official Form 106D, 106E/F, 206D, or 206E/F) (Fee), Schedule G: Executory Contracts and Unexpired Leases (Official Form 106G or 206G), Schedule H: Your Codebtors (Official Form 106H or 206H), Statement of Intention for Individuals Filing Under Chapter 7 (Official Form B8, or 108)) (Law, Tamika) (Entered: 10/14/2021)
10/15/2021	24	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 11/10/2021 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 10/15/2021)
10/15/2021	25 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 10/15/2021)
10/16/2021	26 (3 pgs)	BNC Certificate of Notice (RE: related document(s) 23 Notice of Deficiency of Filing Fees Required to Add Additional Creditors (BNC)) No. of Notices: 1. Notice Date 10/16/2021. (Admin.) (Entered: 10/16/2021)
10/18/2021	27 (74 pgs; 2 docs)	Adversary case 8:21-ap-01095. Complaint by The Huntington Beach Gables Homeowners Association against Jamie Lynn Gallian , Randall L Nickel . Fee Amount \$350 (Attachments: # 1 Adv Cover Sheet) Nature of Suit: (41 (Objection / revocation of discharge - 727(c),(d),(e))) ,(21 (Validity, priority or extent of lien or other interest in property)) ,(62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) (Law, Tamika) (Entered: 10/18/2021)
10/18/2021	28 (93 pgs; 2 docs)	Adversary case 8:21-ap-01096. Complaint by Janine Jasso against Jamie Lynn Gallian . Fee Amount \$350 (Attachments: # 1 Adv Cover Sheet) Nature of Suit: (41 (Objection / revocation of discharge - 727(c),(d),(e))) , (65 (Dischargeability - other)) ,(13 (Recovery of money/property - 548 fraudulent transfer)) ,(62 (Dischargeability - 523(a)(2), false pretenses, false representation, actual fraud)) - Original not signed - (Law, Tamika) (Entered: 10/18/2021)
10/18/2021	29 (3 pgs)	Stipulation By Jeffrey I Golden (TR) and <i>Stipulation to Extend Time to File a Complaint Objecting to Debtors Discharge Pursuant to 11 U.S.C. § 727 and Federal Rule of Bankruptcy Procedure 4004 (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (Golden (TR), Jeffrey) (Entered: 10/18/2021)
10/18/2021	30 (25 pgs; 2 docs)	Adversary case 8:21-ap-01097. Complaint by Houser Bros. Co., a California general partnership against Jamie Lynn Gallian. Fee Amount \$350 <i>Complaint to (1) Determine Dischargeability of Debt Pursuant to 11 U.S.C. Sections 523 (a)(2)(A) and (a)(6); (2) Deny Discharge Pursuant to 11 U.S.C. Sections 727 (a)(2)(A), (a)(4), and (a)(5)</i> (Attachments: # 1 Adversary Proceeding Cover Sheet) Nature of Suit: (62 (Dischargeability -

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		523(a)(2), false pretenses, false representation, actual fraud)),(68 (Dischargeability - 523(a)(6), willful and malicious injury)),(65 (Dischargeability - other)) (Masud, Laila) (Entered: 10/18/2021)
10/19/2021	31 (2 pgs)	Order Approving Stipulation to Extend Time to File a Complaint Objecting to Debtor's Discharge Pursuant to 11 U.S.C. Section 727 and Federal Rule of Bankruptcy Procedure 4004. The Deadline for the Trustee, or United States Trustee, to file a Complaint Objecting to the Debtor's Discharge under 11 U.S.C. Section 727 is Extended to and Including November 17, 2021 (BNC-PDF) (Related Doc # 29) Signed on 10/19/2021 (Duarte, Tina) (Entered: 10/19/2021)
10/20/2021	32	Debtor's Request to Activate Electronic Noticing (DeBN) Filed by Debtor Jamie Lynn Gallian [EDB] (Law, Tamika) (Entered: 10/20/2021)
10/21/2021	33 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 31 Order on Motion to Extend Time (Generic) (BNC-PDF)) No. of Notices: 1. Notice Date 10/21/2021. (Admin.) (Entered: 10/21/2021)
11/10/2021	34	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 12/1/2021 at 11:00 AM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 11/10/2021)
11/10/2021	35 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 11/10/2021)
11/16/2021	36 (2 pgs)	Declaration by Debtor as to Whether Debtor(s) Received Income From an Employer Within 60 Days of Petition (LBR Form F1002-1) [EDB] Filed by Debtor Jamie Lynn Gallian . (Law, Tamika) (Entered: 11/17/2021)
11/16/2021	37 (26 pgs)	Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Schedule H Individual: Your Codebtors (Official Form 106H or 206H) , Amended Schedule I Individual: Your Income (Official Form 106I) , Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) , Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) [EDB] Filed by Debtor Jamie Lynn Gallian . (Law, Tamika) (Entered: 11/17/2021)
11/22/2021	38 (23 pgs)	Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) , Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) [EDB] Filed by Debtor Jamie Lynn Gallian . (Law, Tamika) (Entered: 11/23/2021)
11/23/2021	39 (26 pgs)	Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) ,

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) [EDB] Filed by Debtor Jamie Lynn Gallian . (Law, Tamika) (Entered: 11/23/2021)
12/01/2021	40	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 12/15/2021 at 10:00 AM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 12/01/2021)
12/01/2021	41 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 12/01/2021)
12/01/2021	42 (15 pgs)	Amending Schedules (D) (E/F) Filed by Debtor Jamie Lynn Gallian . (Law, Tamika) (Entered: 12/01/2021)
12/01/2021		Receipt of Amendment Filing Fee - \$32.00 by 08. Receipt Number 80075783. (admin) Paid in reference to dock #22 (Deficiency Ntc dock #23). Modified on 12/3/2021 (Law, Tamika). (Entered: 12/02/2021)
12/01/2021		Receipt of Amendment Filing Fee - \$32.00 by 08. Receipt Number 80075784. (admin) (Entered: 12/02/2021)
12/15/2021	43	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 1/7/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 12/15/2021)
12/15/2021	44 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 12/15/2021)
12/22/2021	45 (16 pgs)	Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Center Docket Number: 30-2020-01163055-CU-OR-CJC . Fee Amount \$188, Filed by Creditor The Huntington Beach Gables Homeowners Association [NOTE: Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video hearing] (Duarte, Tina) (Entered: 12/22/2021)
12/22/2021	46 (112 pgs)	Memorandum of Points and Authorities in Support of Creditor The Huntington Beach Gables Homeowners Association's Motion for Relief from the Automatic Stay; Filed by Creditor The Huntington Beach Gables Homeowners Association. [NOTE: Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video hearing] (Duarte, Tina) (Entered: 12/22/2021)
12/22/2021		Receipt of Motion Filing Fee - \$188.00 by 08. Receipt Number 80075831. (admin) (Entered: 12/22/2021)
12/29/2021	47 (3 pgs)	Supplemental Notice of Hearing to Be Held Remotely Using Zoomgov Audio and Video, Filed by Creditor The Huntington Beach Gables Homeowners Association [Filed by FAX] (RE: related document(s) 45 Notice of motion and motion for relief from automatic stay with

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Center Docket Number: 30-2020-01163055-CU-OR-CJC . Fee Amount \$188, Filed by Creditor The Huntington Beach Gables Homeowners Association [NOTE: Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video hearing] filed by Creditor The Huntington Beach Gables Homeowners Association). The Hearing date is set for 1/20/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith. NOTE: [NOTE: This document is to be docketed in the main bankruptcy case. Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video hearing using the correct form for bankruptcy] (Duarte, Tina). (Entered: 12/29/2021)
12/29/2021	48	Hearing Set (RE: related document(s) 45 Motion for Relief from Stay - ACTION IN NON-BANKRUPTCY FORUM filed by Creditor The Huntington Beach Gables Homeowners Association). The Hearing date is set for 1/20/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (Duarte, Tina) (Entered: 12/29/2021)
01/04/2022	49 (3 pgs)	Supplemental Notice of Hearing to be Held Remotely Using Zoomgov Audio and Video; Filed by Creditor The Huntington Beach Gables Homeowners Association [By FAX] (RE: related document(s) 45 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Center Docket Number: 30-2020-01163055-CU-OR-CJC . Fee Amount \$188, Filed by Creditor The Huntington Beach Gables Homeowners Association [NOTE: Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video hearing]). The Hearing date is set for 1/20/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (Duarte, Tina) (Entered: 01/04/2022)
01/07/2022	50	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 1/24/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 01/07/2022)
01/07/2022	51 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 01/07/2022)
01/14/2022	52 (3 pgs)	Notice of Continuance of Hearing of Creditor The Huntington Beach Gables Homeowners Association's Motion for Relief from the Automatic Stay; Filed by Creditor The Huntington Beach Gables Homeowners Association [By FAX] (RE: related document(s) 45 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Center Docket Number: 30-2020-01163055-CU-OR-CJC . Fee Amount \$188, Filed by Creditor The Huntington Beach Gables Homeowners Association [NOTE: Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		hearing)). The Hearing date is CONTINUED TO 2/17/2022 at 10:30 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (Duarte, Tina) (Entered: 01/14/2022)
01/14/2022	53 (3 pgs)	Supplemental Notice of Hearing to Be Held Remotely Using Zoomgov Audio and Video; Filed by Creditor The Huntington Beach Gables Homeowners Association [By FAX] (RE: related document(s) 45 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Center Docket Number: 30-2020-01163055-CU-OR-CJC . Fee Amount \$188, Filed by Creditor The Huntington Beach Gables Homeowners Association [NOTE: Attorney Michael Poole Notified via voice mail and e-mail to file supplemental notice of hearing to be held remotely using Zoomgov audio and video hearing)). The Hearing date is set for 2/17/2022 at 10:30 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (Duarte, Tina) (Entered: 01/14/2022)
01/20/2022	56	Hearing Rescheduled/Continued (RE: related document(s) 45 Motion for Relief from Stay - ACTION IN NON-BANKRUPTCY FORUM filed by Creditor The Huntington Beach Gables Homeowners Association). The Hearing is CONTINUED TO 2/17/2022 at 10:30 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701, Per Hearing Held 1/13/2022. The case judge is Erithe A. Smith (Duarte, Tina) (Entered: 01/25/2022)
01/24/2022	54	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 2/14/2022 at 09:00 AM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 01/24/2022)
01/24/2022	55 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 01/24/2022)
02/04/2022	57 (8 pgs)	Notice of Proposed Abandonment of Property of the Estate <i>Trustee's Notice of Intent to Abandon Estate's Interest in an Unscheduled Check, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 02/04/2022)
02/04/2022	58 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Israel, Eric. (Israel, Eric) (Entered: 02/04/2022)
02/07/2022	59 (3 pgs)	Notice - <i>Notice of Withdrawal re: Trustee's Notice of Intent to Abandon Estate's Interest in an Unscheduled Check; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 57 Notice of Proposed Abandonment of Property of the Estate <i>Trustee's Notice of Intent to Abandon Estate's Interest in an Unscheduled Check, With Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron)). (DE Leest, Aaron) (Entered: 02/07/2022)
02/11/2022	60 (8 pgs)	Notice of Proposed Abandonment of Property of the Estate - <i>Trustee's Notice of Intent to Abandon Estate's Interest in Debtor's Covid 19 Rent Relief Check; proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 02/11/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

02/11/2022	61 (115 pgs)	Response to Motion Regarding the Automatic Stay and Declarations In Support; Memorandum of Points and Authorities in Opposition of Creditor The Huntington Beach Gables Homeowners Associations' Motion for Relief from the Automatic Stay 'EDB' (related document(s): 45 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Cen filed by Creditor The Huntington Beach Gables Homeowners Association) Filed by Debtor Jamie Lynn Gallian (Le, James) Warning: Item subsequently amended by docket entry no: 62 Modified on 2/11/2022 (Le, James). (Entered: 02/11/2022)
02/11/2022	62 (241 pgs)	Amended Response to Motion Regarding the Automatic Stay and Declarations In Support; Memorandum of Points and Authorities in Opposition of Creditor The Huntington Beach Gables Homeowners Associations' Motion for Relief from the Automatic Stay 'EDB'(related document(s): 45 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: Randall I. Nickel vs. The Huntington Beach Gables HOA et al., Superior Court of California, County of Orange, Central Justice Cen filed by Creditor The Huntington Beach Gables Homeowners Association) Filed by Debtor Jamie Lynn Gallian (Le, James) (Entered: 02/11/2022)
02/15/2022	63	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 2/28/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 02/15/2022)
02/15/2022	64 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 02/15/2022)
02/17/2022	65	Hearing Held (RE: related document(s) 45 Motion for Relief from Stay - ACTION IN NON-BANKRUPTCY FORUM filed by Creditor The Huntington Beach Gables Homeowners Association) - Deny motion without prejudice to re-filing the motion if the cause of action for voidable transfer is abandoned or deemed abandoned by the chapter 7 trustee pursuant to 11 U.S.C. 554. (Daniels, Sally) (Entered: 02/28/2022)
02/28/2022	66	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 3/21/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 02/28/2022)
02/28/2022	67 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 02/28/2022)
03/03/2022	68 (12 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) 60 ; <i>proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 03/03/2022)
03/03/2022	69 (6 pgs)	Notice of lodgment of <i>Order in Bankruptcy Case; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 60 Notice of Proposed Abandonment of Property of the Estate - <i>Trustee's Notice of Intent to Abandon Estate's Interest in Debtor's Covid 19 Rent Relief</i>

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		<i>Check; proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron)). (DE Leest, Aaron) (Entered: 03/03/2022)
03/04/2022	70 (2 pgs)	Order Authorizing Trustee's Abandonment of Estate's Interest in Debtor's Covid 19 Rent Relief Check (BNC-PDF) (Related Doc # 60) Signed on 3/4/2022 (Duarte, Tina) (Entered: 03/04/2022)
03/06/2022	71 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 70 Order on Motion to Abandon (BNC-PDF)) No. of Notices: 0. Notice Date 03/06/2022. (Admin.) (Entered: 03/06/2022)
03/11/2022	72 (64 pgs)	Addendum to voluntary petition , Statement of Related Cases (LBR Form 1015-2.1) , Amended Schedule A/B Individual: Property (Official Form 106A/B or 206A/B) , Amended Schedule C: The Property You Claimed as Exempt (Official Form 106C) , Schedule G Individual: Executory Contracts and Unexpired Leases (Official Form 106G or 206G) , Schedule H Individual: Your Codebtors (Official Form 106H or 206H) , Amended Schedule I Individual: Your Income (Official Form 106I) , Declaration About an Individual Debtor's Schedules (Official Form 106Dec) , Statement of Financial Affairs for Individual Filing for Bankruptcy (Official Form 107 or 207) , Statement of Intention for Individuals Filing Under Chapter 7 (Official Form 108) , Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option) , Verification of Master Mailing List of Creditors (LBR Form F1007-1), Proof of service. Verification of Declaration of Homestead filed with Orange County Clerk Recorder. Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 03/14/2022)
03/11/2022	73 (11 pgs)	Addendum to voluntary petition to amend Debtor's DBA, Item #11 pg 3, Item #16b pg6. Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 03/14/2022)
03/11/2022	74 (4 pgs)	Document re Verification of Declaration of Homestead. Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 72 Addendum to Vol Pet filed by Debtor Jamie Lynn Gallian, Statement of Related Cases (LBR Form 1015-2.1), Schedule A/B: Property (Official Form 106A/B or 206A/B), Schedule C: The Property You Claimed as Exempt (Official Form 106C), Schedule G: Executory Contracts and Unexpired Leases (Official Form 106G or 206G), Schedule H: Your Codebtors (Official Form 106H or 206H), Schedule I: Your Income (Official Form 106I), Declaration About an Individual Debtor's Schedules (Official Form 106Dec), Statement of Financial Affairs (Official Form 107 or 207) (Official Form 107 or 207), Statement of Intention for Individuals Filing Under Chapter 7 (Official Form B8, or 108), Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option), Verification of Master Mailing List of Creditors (LBR F1007-1)) (Nguyen, Vi) (Entered: 03/14/2022)
03/15/2022	75 (22 pgs)	Amending Schedules (D) and (E/F) Filed by Debtor Jamie Lynn Gallian . (Nguyen, Vi) (Entered: 03/15/2022)
03/15/2022		Receipt of Amendment Filing Fee - \$32.00 by 16. Receipt Number 80075964. (admin) (Entered: 03/15/2022)
03/16/2022	76 (105 pgs)	Proof of service of Amended Schedules Filed by Debtor Jamie Lynn Gallian . [EDB] (Law, Tamika) (Entered: 03/16/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

03/16/2022	77 (8 pgs)	Statement of Corporate Ownership -none listed Filed by Debtor Jamie Lynn Gallian . [EDB] (Law, Tamika) (Entered: 03/17/2022)
03/21/2022	78	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 4/4/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 03/21/2022)
03/21/2022	79 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 03/21/2022)
03/22/2022	80 (6 pgs)	Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option) Filed by Debtor Jamie Lynn Gallian . [EDB] (Law, Tamika) (Entered: 03/23/2022)
04/04/2022	81	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 4/11/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 04/04/2022)
04/04/2022	82 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 04/04/2022)
04/11/2022	83	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 4/22/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 04/11/2022)
04/11/2022	84 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 04/11/2022)
04/26/2022	85	Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 4/29/2022 at 01:30 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey) (Entered: 04/26/2022)
04/26/2022	86 (1 pg)	Notice of continued meeting of creditors and appearance of debtor (11 USC 341(a)) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 04/26/2022)
05/02/2022	87 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Iskander, Brandon. (Iskander, Brandon) (Entered: 05/02/2022)
05/02/2022	88 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Goe, Robert. (Goe, Robert) (Entered: 05/02/2022)
05/02/2022	89 (6 pgs)	Notice <i>Trustees Notice Of Intent To Abandon Estates Interest In Probate Claims (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 05/02/2022)
05/03/2022	90 (2 pgs)	Notice of Assets (no bar date for claims is required) <i>with proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 05/03/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		05/03/2022)
05/03/2022	91	Meeting of Creditors Held and Concluded (Chapter 7 Asset) Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 83 Continuance of Meeting of Creditors (Rule 2003(e)) (Trustee's 341 Filings) 341(a) Meeting Continued to be held on 4/22/2022 at 03:00 PM at TR 7, TELEPHONIC MEETING. FOR INSTRUCTIONS CONTACT THE TRUSTEE. (Golden (TR), Jeffrey)). (Golden (TR), Jeffrey) (Entered: 05/03/2022)
05/11/2022	92 (38 pgs)	Application to Employ Danning, Gill, Israel & Krasnoff, LLP as General Bankruptcy Counsel <i>Chapter 7 Trustees Notice Of Application And Application To Employ Danning, Gill, Israel & Krasnoff, LLP As General Bankruptcy Counsel Effective As Of January 27, 2022; Declaration Of Eric P. Israel; And Statement Of Disinterestedness, with Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (Israel, Eric) (Entered: 05/11/2022)
05/11/2022	93 (2 pgs)	Notification of Discrepancy of Conclusion of Whether or Not No Asset Case (Claims Bar Date Should Be Required); Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 90 Notice of Assets (no bar date for claims is required) filed by Trustee Jeffrey I Golden (TR)) (TD8) (Entered: 05/11/2022)
05/12/2022	94 (10 pgs)	Amended Schedule I Individual: Your Income (Official Form 106I) , Amended Schedule J: Your Expenses (Official Form 106J) , Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option) , Declaration About an Individual Debtor's Schedules (Official Form 106Dec) Filed by Debtor Jamie Lynn Gallian . [EDB] (TL) (Entered: 05/12/2022)
05/12/2022	95 (259 pgs)	Objection to Homestead Exemption <i>Notice of Motion and Motion Objecting to Debtor's Claimed Homestead Exemption; Memorandum of Points and Authorities; Declaration of D. Edward Hays in Support; with Proof of Service [Hrg. 6/2/22 at 10:30 a.m.]</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates. (Hays, D) (Entered: 05/12/2022)
05/12/2022	96 (4 pgs)	<i>Notice Supplemental Notice of Hearing to be Held Remotely Using Zoomgov Audio and Video; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 95 Objection to Homestead Exemption <i>Notice of Motion and Motion Objecting to Debtor's Claimed Homestead Exemption; Memorandum of Points and Authorities; Declaration of D. Edward Hays in Support; with Proof of Service [Hrg. 6/2/22 at 10:30 a.m.]</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates.). (Hays, D) (Entered: 05/12/2022)
05/12/2022	97 (31 pgs)	Declaration of Debtor RE Postpetition Income and Expenses as of the Following Date 05/11/2022 Filed by Debtor Jamie Lynn Gallian . [EDB] (TL) . (Entered: 05/13/2022)
05/12/2022	99	Hearing Set (related document # 95 Motion Objecting to Debtor's Claimed Homestead Exemption filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates). The Hearing date is set for 6/2/2022 at 10:30 AM at Ctrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (TD8) (Entered: 05/13/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

05/13/2022	98 (3 pgs)	Statement <i>The Huntington Beach Gables Homeowners Associations Joinder To Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates Motion Objecting To Debtors Claimed Homestead Exemption with proof of service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association. (Goe, Robert) (Entered: 05/13/2022)
05/16/2022	100 (2 pgs)	Janine Jasso's Joinder to Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates' Motion Objecting to Debtor's Claimed Homestead Exemption Filed by Creditor Janine Jasso 'EDB' (RE: related document(s) 95 Objection to Homestead Exemption filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) (JL) (Entered: 05/16/2022)
05/26/2022		Receipt of Motion Filing Fee - \$188.00 by 16. Receipt Number 80076089. (admin) (Entered: 05/26/2022)
05/26/2022	101 (317 pgs; 4 docs)	Motion Confirming That No Stay is in effect for Criminal Restitution Case, or, If an Automatic Stay Exists, then for Relief from Stay . Fee Amount \$188, Filed by Creditor Janine Jasso (Attachments: # 1 2 of 4 Motion # 2 3 of 4 Motion # 3 4 of 4 Motion) (AM) (Entered: 05/27/2022)
05/26/2022	103 (2 pgs)	Notice of motion/application Filed by Creditor Janine Jasso (RE: related document(s) 101 Motion Confirming That No Stay is in effect for Criminal Restitution Case, or, If an Automatic Stay Exists, then for Relief from Stay . Fee Amount \$188, Filed by Creditor Janine Jasso (Attachments: # 1 2 of 4 Motion # 2 3 of 4 Motion # 3 4 of 4 Motion) (AM)). (AM) (Entered: 05/27/2022)
05/27/2022	102	Hearing Set (RE: related document(s) 101 Motion for Relief - Order Confirming Termination of Stay or That no Stay is in Effect filed by Creditor Janine Jasso) The Hearing date is set for 6/16/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (AM) (Entered: 05/27/2022)
05/27/2022	104 (3 pgs)	Supplemental Notice of Hearing To Be Held Remotely Using Zoomgov Audio and Video Filed by Creditor Janine Jasso (RE: related document(s) 101 Motion Confirming That No Stay is in effect for Criminal Restitution Case, or, If an Automatic Stay Exists, then for Relief from Stay . Fee Amount \$188, Filed by Creditor Janine Jasso (Attachments: # 1 2 of 4 Motion # 2 3 of 4 Motion # 3 4 of 4 Motion) (AM)). The Hearing date is set for 6/16/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith [EDB] (AM) (Entered: 05/27/2022)
06/01/2022	105 (361 pgs; 2 docs)	Debtors Reply Opposition, Memorandum of Points and Authorities to Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates' Motion Objecting to Debtor's Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso (related document(s): 95 Objection to Homestead Exemption filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates), Filed by Debtor Jamie Lynn Gallian [EDB] (TD8) Additional attachment(s) added on 6/1/2022 (TD8). (Entered: 06/01/2022)
06/01/2022	106 (43 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) <i>with Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 92 Application to Employ Danning, Gill, Israel & Krasnoff, LLP as General Bankruptcy Counsel <i>Chapter 7 Trustees</i>

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		<i>Notice Of Application And Application To Employ Danning, Gill, Israel & Krasnoff, LLP As General Bankruptcy Counsel Effective As Of January 2). (Israel, Eric) (Entered: 06/01/2022)</i>
06/01/2022	107 (10 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) <i>Declaration that No Party Requested a Hearing on Trustees Notice Of Intent To Abandon Estates Interest In Probate Claims (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) (Entered: 06/01/2022)
06/01/2022	108 (2 pgs)	Order Granting Chapter 7 Trustee's Application to Employ Danning, Gill, Israel & Krasnoff, LLP as his General Bankruptcy Counsel [Doc. No. 92] (BNC-PDF) (Related Doc # 92) Signed on 6/1/2022. (TD8) (Entered: 06/01/2022)
06/01/2022	109 (2 pgs)	Order Authorizing Trustee's Abandonment of Estate's Interest in Probate Claims (BNC-PDF) (Related Doc # 89) Signed on 6/1/2022 (TD8) (Entered: 06/01/2022)
06/01/2022	111 (29 pgs)	Opposition to Chapter 7 Trustee's (related document(s): 92 Application to Employ Danning, Gill, Israel & Krasnoff, LLP as General Bankruptcy Counsel <i>Chapter 7 Trustees Notice Of Application And Application To Employ Danning, Gill, Israel & Krasnoff, LLP As General Bankruptcy Counsel Effective As Of January 2 filed by Trustee Jeffrey I Golden (TR)</i>); Filed by Debtor Jamie Lynn Gallian [Request for Hearing] [EDB] (Filed at 9:33 pm) (TD8). (Entered: 06/02/2022)
06/02/2022	110 (8 pgs)	Opposition to (related document(s): 101 Notice of Motion and Motion in Individual Case for Order Confirming Termination of Stay under 11 U.S.C. 362(j) or That No Stay is in Effect under 11 U.S.C. 362(c)(4)(A) (ii). Fee Amount \$188, filed by Creditor Janine Jasso) - <i>Trustee's Notice of Opposition and Opposition to Motion Confirming that No Stay is in Effect for Criminal Restitution Case, or, if an Automatic Stay Exists, then for Relief from Stay filed by Creditor Janine Jasso; Memorandum of Points and Authorities in Support Thereof; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 06/02/2022)
06/02/2022	112 (39 pgs)	Debtor's Notice of Opposition and Opposition to Motion Confirming that No Stay is in Effect for Criminal Restitution Case, or, if an Automatic Stay Exists, Then for Relief from Stay filed by Interested Party Janine Jasso (related document(s): 101 Notice of Motion and Motion in Individual Case for Order Confirming Termination of Stay under 11 U.S.C. 362(j) or That No Stay is in Effect under 11 U.S.C. 362(c)(4)(A) (ii). Fee Amount \$188, filed by Creditor Janine Jasso) Filed by Debtor Jamie Lynn Gallian 'EDB' (JL) (Entered: 06/03/2022)
06/02/2022	113	Hearing Rescheduled/Continued (related document # 95 Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates Motion Objecting to Debtor's Claimed Homestead Exemption). The Hearing is CONTINUED TO 7/21/2022 at 10:30 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701 to allow Movant/Joining Parties to file a reply to Debtor's late opposition filed on June 1, 2022, which reply(ies) must be filed by July 7, 2022. No other pleadings may be filed. The case judge is Erithe A. Smith (TD8) (Entered: 06/03/2022)
06/03/2022	114 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 108 Order on Application to Employ (BNC-PDF)) No. of

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Notices: 0. Notice Date 06/03/2022. (Admin.) (Entered: 06/03/2022)
06/03/2022	116 (322 pgs)	Amended Motion Confirming That No Stay is in effect for Criminal Restitution Case, or, If an Automatic Stay Exists, then for Relief from Stay (Updated Proof of Service) 'EDB' (related document(s): 101 Notice of Motion and Motion in Individual Case for Order Confirming Termination of Stay under 11 U.S.C. 362(j) or That No Stay is in Effect under 11 U.S.C. 362(c)(4)(A)(ii). Fee Amount \$188, filed by Creditor Janine Jasso) Filed by Creditor Janine Jasso (JL) (Entered: 06/06/2022)
06/03/2022	117 (8 pgs)	Amended Supplemental Notice of Hearing To Be Held Remotely Using Zoomgov Audio and Video Filed by Creditor Janine Jasso (Updated Proof of Service) 'EDB' (RE: related document(s) 104) (Filed by Creditor Janine Jasso . (JL) (Entered: 06/06/2022)
06/04/2022	115 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 109 Order on Motion to Abandon (BNC-PDF)) No. of Notices: 0. Notice Date 06/04/2022. (Admin.) (Entered: 06/04/2022)
06/09/2022	118 (23 pgs)	Reply to Trustee's and Debtor's Opposition to Motion Confirming that No Stay is in Effect for Criminal Restitution Case, or, if an Automatic Stay Exists, Then for Relief From Stay (related document(s): 110 Opposition filed by Trustee Jeffrey I Golden (TR), 112 Opposition filed by Debtor Jamie Lynn Gallian) Filed by Creditor Janine Jasso 'EDB' (JL) NOTE: Filed with incorrect caption and lists adversary number; this document belongs in the main bankruptcy case 8:21-bk-11710-ES. Modified on 6/10/2022 (TD8). (Entered: 06/09/2022)
06/09/2022	119 (9 pgs)	Notice of lodgment Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 95 Objection to Homestead Exemption <i>Notice of Motion and Motion Objecting to Debtor's Claimed Homestead Exemption; Memorandum of Points and Authorities; Declaration of D. Edward Hays in Support; with Proof of Service [Hrg. 6/2/22 at 10:30 a.m.]</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates.). (Hays, D) (Entered: 06/09/2022)
06/10/2022	120 (8 pgs)	Amended Notice of lodgment, Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 95 Objection to Homestead Exemption). (TD8) (Entered: 06/10/2022)
06/10/2022	121 (8 pgs)	Notice of Lodgment Filed by Debtor Jamie Lynn Gallian 'EDB' (RE: related document(s) 95 Objection to Homestead Exemption). (JL) (Entered: 06/13/2022)
06/16/2022	123	Hearing Held (RE: related document(s) 101 Motion for Relief - Order Confirming Termination of Stay or That no Stay is in Effect filed by Creditor Janine Jasso) Motion Denied Without Prejudice. (JL) (Entered: 06/22/2022)
06/17/2022	122 (8 pgs)	Notice of lodgment, Filed by Creditor Janine Jasso [EDB] (RE: related document(s) 101 Notice of Motion and Motion in Individual Case for Order Confirming Termination of Stay under 11 U.S.C. 362(j) or That No Stay is in Effect under 11 U.S.C. 362(c)(4)(A)(ii). Fee Amount \$188.). (TD8). (Entered: 06/21/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

06/23/2022	124 (5 pgs)	Order Continuing Hearing on Motion Objecting to Debtor's Claimed Homestead Exemption. IT IS ORDERED that: The Hearing on the Motion is CONTINUED TO July 21, 2022, at 10:30 a.m. to Allow Houser Bros and/or the Joining Parties to File a Reply/Replies to Debtor's Late Opposition filed on June 1, 2022 (See Order for Further Ruling) (BNC-PDF) (Related Doc # 95) Signed on 6/23/2022 (TD8) (Entered: 06/23/2022)
06/25/2022	125 (7 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 124 Order on Generic Motion (BNC-PDF)) No. of Notices: 0. Notice Date 06/25/2022. (Admin.) (Entered: 06/25/2022)
06/27/2022	126 (2 pgs)	Order Denying Motion for Relief from the Automatic Stay Under 11 U.S.C. Section 362 (BNC-PDF) Signed on 6/27/2022 (RE: related document(s) 101 Motion for Relief - Order Confirming Termination of Stay or That no Stay is in Effect filed by Creditor Janine Jasso). (TD8) (Entered: 06/27/2022)
06/29/2022	127 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 126 Order (Generic) (BNC-PDF)) No. of Notices: 0. Notice Date 06/29/2022. (Admin.) (Entered: 06/29/2022)
06/30/2022	128 (4 pgs)	Statement -Trustee's Joinder in Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates' Motion Objecting to Debtor's Claimed Homestead Exemption; proof of service 95 Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 06/30/2022)
07/07/2022	129 (5 pgs)	Reply to (related document(s): 105 Reply filed by Debtor Jamie Lynn Gallian) <i>The Huntington Beach Gables Homeowners Association's Reply to Debtor's Opposition to Motion Objecting to Debtor's Claimed Homestead Exemption with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Goe, Robert) (Entered: 07/07/2022)
07/07/2022	130 (96 pgs)	Reply to (related document(s): 105 Reply filed by Debtor Jamie Lynn Gallian) <i>Reply to Debtor's Opposition to Motion Objecting to Claimed Homestead Exemption; Declaration of D. Edward Hays in Support; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 07/07/2022)
07/07/2022	131 (4 pgs)	Declaration re: <i>Declaration of Vivienne J. Alston re: Motion Objecting to Debtor's Claimed Homestead Exemption; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 130 Reply). (Hays, D) (Entered: 07/07/2022)
07/07/2022	132 (62 pgs)	Declaration re: <i>Declaration of Greg Buysman re: Motion Objecting to Debtor's Claimed Homestead Exemption; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 130 Reply). (Hays, D) (Entered: 07/07/2022)
07/07/2022	133 (4 pgs)	Declaration re: <i>Declaration of Chris Houser re: Motion Objecting to Debtor's Claimed Homestead Exemption; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 130 Reply). (Hays, D) (Entered: 07/07/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

07/08/2022	134 (13 pgs)	Reply to Greg Buysman, CA Notary Public Commission Number 2341449; Owner & Operator the UPS Store, Edinger/Springdage (related document(s): 95 Objection to Homestead Exemption filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian [EDB] (AM) (Entered: 07/08/2022)
07/08/2022	135 (224 pgs; 6 docs)	Motion to Avoid Lien (Real Property) with The Huntington Beach Gables Homeowners Association Filed by Debtor Jamie Lynn Gallian [EDB] (Attachments: # 1 Part 2 # 2 Part 3 # 3 Part 4) (AM) Modified on 7/8/2022 (AM). Additional attachment(s) added on 7/8/2022 (TL). (Entered: 07/08/2022)
07/08/2022	136 (228 pgs; 7 docs)	Notice of Opportunity to Request a Hearing On Motion Filed by Debtor Jamie Lynn Gallian . [EDB] (AM) Modified on 7/8/2022 (AM) (RE: related document(s) 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association). Additional attachment(s) added on 7/11/2022 (TL). Modified on 7/11/2022 (TL). (Entered: 07/08/2022)
07/08/2022	137	Motion to Avoid Lien Real Property with The Huntington Beach Gables Homeowners Association Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Part 2 # 2 Part 3 # 3 Part 4 # 4 Part 5 # 5 Part 6) [EDB] (AM) Modified on 7/8/2022 (AM). Docketed in error. Motion terminated. See docket entry 135 for correct Motion. Modified on 7/11/2022 (TL). (Entered: 07/08/2022)
07/20/2022	138 (20 pgs)	<i>Notice of Lodgment of Excerpts of Certified Transcript in Support of Reply to Debtor's Opposition to Motion Objecting to Claimed Homestead Exemption; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 130 Reply to (related document(s): 105 Reply filed by Debtor Jamie Lynn Gallian) <i>Reply to Debtor's Opposition to Motion Objecting to Claimed Homestead Exemption; Declaration of D. Edward Hays in Support; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates). (Hays, D) (Entered: 07/20/2022)
07/21/2022	139 (6 pgs)	Notice of Lodgment of Orange County Tax Assessors Proof of Debtors Homestead Exemption Effective 2/25/2021 in Support of Opposition to Motion Objecting to Claimed Homestead Exemption, Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 95 Objection to Homestead Exemption). (TD8) (Entered: 07/21/2022)
07/21/2022	140 (33 pgs)	Amended Notice of Lodgment of Orange County Tax Assessors Proof of Debtors Homestead Exemption Effective 2/25/2021 in Support of Opposition to Motion Objecting to Claimed Homestead Exemption Filed by Debtor Jamie Lynn Gallian 'EDB' (RE: related document(s) 130 Reply to (related document(s): 105 Reply filed by Debtor Jamie Lynn Gallian) <i>Reply to Debtor's Opposition to Motion Objecting to Claimed Homestead Exemption; Declaration of D. Edward Hays in Support; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates, 139 Notice of Lodgment of Orange County Tax Assessors Proof of Debtors Homestead Exemption Effective 2/25/2021 in Support of Opposition to Motion Objecting to Claimed Homestead Exemption, Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 95 Objection to Homestead Exemption). (TD8)). (JL) (Entered: 07/21/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

07/21/2022	143 (6 pgs)	Notice of Appeal and Statement of Election to Bankruptcy Appellate Panel.(Official Form 417A) . Fee Amount \$298 NOT PAID Filed by Debtor Jamie Lynn Gallian . Appellant Designation due by 8/4/2022. (NB8) (Entered: 07/22/2022)
07/21/2022	153	Hearing Held (related document # 95 Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates Motion Objecting to Debtor's Claimed Homestead Exemption) - Motion Granted objecting to Debtor's homestead exemption claim. (TD8) (Entered: 07/25/2022)
07/22/2022	141 (63 pgs)	Opposition to (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian, 136 Notice of motion/application filed by Debtor Jamie Lynn Gallian, 137 Motion to Avoid Lien Real Property with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) <i>Omnibus Opposition to Debtor's Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) and Request for Hearing; Declaration of Robert P. Goe in Support Thereof; Notice of Opposition and Request for a Hearing with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Goe, Robert) (Entered: 07/22/2022)
07/22/2022	142 (3 pgs; 2 docs)	Notice of Assets filed by trustee and court's notice of possible dividend (BNC) <i>with proof of service</i> Filed by Trustee Jeffrey I Golden (TR). Proofs of Claims due by 10/25/2022. Government Proof of Claim due by 1/5/2022. (Golden (TR), Jeffrey) (Entered: 07/22/2022)
07/22/2022	144 (1 pg)	Deficiency letter to Appellant: Appeal Is Deficient For the Following Reasons: \$298.00 Filing Fee For Appeal Was Not Paid; Does Not Include The Entered Date Of Order, Judgment, Or Decree; Does Not Include Entered Stamped Copy Of Order, Judgment, Or Decree; Does Not Include the Telephone Number(s) Of The Opposing Parties (RE: related document(s) 143 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 07/22/2022)
07/22/2022	145	Request for a Certified Copy Fee Amount \$11. The document will be sent via email to :gestrada@wglp.com: Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 1 Voluntary Petition (Chapter 7)). (Golden (TR), Jeffrey) (Entered: 07/22/2022)
07/22/2022		Receipt of Request for a Certified Copy(8:21-bk-11710-ES) [misc,paycert] (11.00) Filing Fee. Receipt number A54475197. Fee amount 11.00. (re: Doc# 145) (U.S. Treasury) (Entered: 07/22/2022)
07/22/2022	146 (1 pg)	Transcript Order Form related to an Appeal, regarding Hearing Date 07/21/2022 at 10:30 a.m. Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 95 Objection to Homestead Exemption). (TD8) (Entered: 07/22/2022)
07/22/2022	147 (269 pgs; 2 docs)	Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (Attachments: # 1 Part 2) (TD8) (Entered: 07/22/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

07/22/2022	148 (273 pgs; 3 docs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 135 Motion to Avoid Lien (Real Property) with The Huntington Beach Gables Homeowners Association Filed by Debtor Jamie Lynn Gallian [EDB] (Attachments: # 1 Part 2 # 2 Part 3 # 3 Part 4) (AM) Modified on 7/8/2022 (AM). Additional attachment(s) added on 7/8/2022 (TL)., 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (Attachments: # 1 Part 2) (TD8)). (Attachments: # 1 Part 2 - Amended Motion # 2 Part 3 - Declaration) (TD8) (Entered: 07/22/2022)
07/22/2022	149	Certified Copy Emailed to gestrada@wgllp.com (Entered: 07/22/2022)
07/22/2022	150 (16 pgs)	Notice of lodgment Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 95 Objection to Homestead Exemption <i>Notice of Motion and Motion Objecting to Debtor's Claimed Homestead Exemption; Memorandum of Points and Authorities; Declaration of D. Edward Hays in Support; with Proof of Service [Hrg. 6/2/22 at 10:30 a.m.]</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates.). (Hays, D) (Entered: 07/22/2022)
07/24/2022	151 (5 pgs)	BNC Certificate of Notice (RE: related document(s) 142 Notice of Assets filed by trustee and court's notice of possible dividend (BNC) filed by Trustee Jeffrey I Golden (TR)) No. of Notices: 75. Notice Date 07/24/2022. (Admin.) (Entered: 07/24/2022)
07/25/2022	152	Transcript Record Transmittal (Court transcript records have been uploaded to FDS). For Order Number: 22-ES-22. RE Hearing Date: 07/21/22, [TRANSCRIPTION SERVICE PROVIDER: ECHO REPORTING, INC., Telephone number Ph: (858) 453-7590.] (RE: related document(s) 146 Transcript Order Form (Public Request) filed by Debtor Jamie Lynn Gallian) (JL) (Entered: 07/25/2022)
07/25/2022	154 (61 pgs)	Opposition to (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian, 136 Notice of motion/application filed by Debtor Jamie Lynn Gallian, 137 Motion to Avoid Lien Real Property with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) 141 Amended Omnibus Opposition to Debtor's Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) and Request for Hearing; Declaration of Robert P. Goe in Support Thereof with Proof of Service Filed by Creditor The Huntington Beach Gables Homeowners Association (Iskander, Brandon) (Entered: 07/25/2022)
07/25/2022	155 (63 pgs)	Opposition to (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian, 136 Notice of motion/application filed by Debtor Jamie Lynn Gallian, 137 Motion to Avoid Lien Real Property with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) 141 [154 filer error] Amended Omnibus Opposition to Debtor's Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) and Request for Hearing; Declaration of Robert P. Goe in Support Thereof; Notice of Opposition and Request for a Hearing

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		<i>with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Goe, Robert) (Entered: 07/25/2022)
07/26/2022	156 (16 pgs)	Notice of lodgment (<i>Amended</i>) <i>Notice of Lodgment</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 150 Notice of lodgment Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 95 Objection to Homestead Exemption <i>Notice of Motion and Motion Objecting to Debtor's Claimed Homestead Exemption; Memorandum of Points and Authorities; Declaration of D. Edward Hays in Support; with Proof of Service</i> [Hrg. 6/2/22 at 10:30 a.m.] Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates.)). (Hays, D) (Entered: 07/26/2022)
07/26/2022	157 (332 pgs; 2 docs)	Debtor's Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso. Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Part 2) 'EDB' (RE: related document(s) 95) (JL) (Entered: 07/26/2022)
07/26/2022	158 (4 pgs)	Supplemental Notice of Hearing to be Held Remotely Using ZOOMGOV Audio and Video Filed by Debtor Jamie Lynn Gallian 'EDB' (RE: related document(s) 157 Debtor's Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso. Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Part 2) 'EDB' (RE: related document(s) 95) (JL)). (JL) (Entered: 07/26/2022)
07/26/2022	159	Hearing Set (RE: related document(s) 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian) The Hearing date is set for 8/18/2022 at 10:30 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (JL) (Entered: 07/26/2022)
07/28/2022	160	Trustee Certification of Services Rendered Under 11 U.S.C. Section 330(e). I rendered the following service in the case and am eligible for payment under 11 U.S.C. Section 330(e): Filed a Notice of Assets. I declare under penalty of perjury that the foregoing is true and correct. (Executed on 7/28/2022). Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 90 Notice of Assets (no bar date for claims is required) <i>with proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) filed by Trustee Jeffrey I Golden (TR)). (Golden (TR), Jeffrey) (Entered: 07/28/2022)
07/28/2022	161 (12 pgs)	Notice Of Appeal And Statement of Election To Bankruptcy Appellate Panel.(Official Form 417A) . Fee Amount \$298 NOT PAID Filed by Debtor Jamie Lynn Gallian. Appellant Designation due by 8/11/2022. - [EDB] - APPEAL FEE OF \$298 PAID 7/29/2022 - RECEIPT NO. 80076183 (NB8) Modified on 7/29/2022 (NB8). (Entered: 07/28/2022)
07/28/2022	162 (25 pgs)	Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i> Filed by Trustee Jeffrey

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		I Golden (TR) (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8). (Entered: 07/28/2022)
07/28/2022	163 (5 pgs)	Notice of Hearing <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (Golden (TR), Jeffrey)). (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8). (Entered: 07/28/2022)
07/28/2022	164 (4 pgs)	Supplemental Supplemental Notice Of Hearing To Be Held Remotely Using Zoomgov Audio And Video (with Proof of Service) Filed by Trustee Jeffrey I Golden (TR). (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8). (Entered: 07/28/2022)
07/28/2022	165 (1 pg)	Deficiency letter to Appellant: Appeal Is Deficient For the Following Reasons: \$298.00 Filing Fee For Appeal Was Not Paid And Does Not Include Entered Stamped Copy Of Order, Judgment, Or Decree (RE: related document(s) 161 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 07/28/2022)
07/28/2022		Receipt of Appeal Late Filing Fee - \$0.00 by 12. Receipt Number 80076180. (admin) (Entered: 07/28/2022)
07/28/2022		Receipt of Appeal Late Noticing Filing Fee - \$0.00 by 12. Receipt Number 80076180. (admin) (Entered: 07/28/2022)
07/29/2022	166	Notice to Filer of Error and/or Deficient Document Hearing date/time selected is no longer available. THE FILER IS INSTRUCTED TO CONTACT JUDGE SMITH'S COURTROOM DEPUTY FOR AN AVAILABLE HEARING DATE/TIME AND SUBSEQUENTLY FILE AN AMENDED NOTICE OF MOTION/HEARING WITH THE CORRECT HEARING INFORMATION. (RE: related document(s) 162 Application to Employ filed by Trustee Jeffrey I Golden (TR), 163 Notice of Hearing (BK Case) filed by Trustee Jeffrey I Golden (TR), 164 Supplemental filed by Trustee Jeffrey I Golden (TR)) (TD8) (Entered: 07/29/2022)
07/29/2022		Receipt of Appeal Late Noticing Filing Fee - \$5.00 by 16. Receipt Number 80076183. (admin) (Entered: 07/29/2022)
07/29/2022		Receipt of Appeal Late Filing Fee - \$293.00 by 16. Receipt Number 80076183. (admin) (Entered: 07/29/2022)
08/01/2022	167 (160 pgs; 2 docs)	Notice of Motion Motion For Leave From The Bankruptcy Appeal Panel To Permit The Bankruptcy Court To Consider Debtor's Motion For Re-

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Consideration [Doc 157] On August 18, 2022 Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Motion For Reconsideration) (GD) [EDB] Modified on 8/1/2022 (GD). (Entered: 08/01/2022)
08/02/2022	168 (4 pgs)	Optional Appellee Statement of Election to Proceed in U.S. District Court (Official Form 417B) Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 143 Notice of Appeal and Statement of Election (Official Form 417A), 161 Notice of Appeal and Statement of Election (Official Form 417A)). (Masud, Laila) (Entered: 08/02/2022)
08/04/2022	169 (4 pgs)	Notice Of Appeal And Statement Of Election To Bankruptcy Appellate Panel (Official Form 417A) . Fee Amount \$298 NOT PAID Filed by Debtor Jamie Lynn Gallian . Appellant Designation due by 8/18/2022. [EDB] (NB8) (Entered: 08/04/2022)
08/04/2022	170 (58 pgs)	Response to (related document(s): 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian) <i>Response to Debtor's Notice of and Motion for Reconsideration of 7-21-22 Order Sustaining Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Exemption; Declaration of D. Edward Hays in Support; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 08/04/2022)
08/04/2022	171 (4 pgs)	Statement - <i>Trustee's Joinder in Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates' Response to Debtor's Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. dba Rancho Del Rey Mobile Home Estate's Objection to Debtor's Claimed Homestead Exemption; proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 08/04/2022)
08/04/2022	172 (4 pgs)	Substitution of attorney , Proof of service Filed by Debtor Jamie Lynn Gallian. (Briones, Bert) (Entered: 08/04/2022)
08/04/2022	173 (4 pgs)	Statement <i>The Huntington Beach Gables Homeowners Association's Joinder to House Bros. Co. dba Rancho del Rey Mobile Home Estates' Response to Debtor's Motion for Reconsideration with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association. (Goe, Robert). Related document(s) 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian. Modified on 8/5/2022 (JL). (Entered: 08/04/2022)
08/04/2022	174 (1 pg)	Deficiency letter to Appellant: Appeal Is Deficient For the Following Reasons: \$298.00 Filing Fee For Appeal Was Not Paid; The Notice Of Appeal Does Not Conform Substantially With The Notice Of Appeal And Statement Of Election (Official Form 417A: Does Not Include The Title Of Order, Judgment, Or Decree; Does Not Include The Entered Date Of Order, Judgment, Or Decree; Does Not Include Entered Stamped Copy Of Order, Judgment, Or Decree; related document(s) 169 Notice of Appeal and Statement of Election; (RE: al Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 08/04/2022)
08/04/2022	175 (185 pgs; 6 docs)	Notice Of Referral Of Appeal To United States Bankruptcy Appellate Panel Of The Ninth Circuit (BAP) with certificate of mailing (RE: related document(s) 161 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (Attachments: # 1 Notice of Appeal and Statement of Election # 2 Notice of Motion and Motion for Leave From the Bankruptcy Appellate Panel to Permit the

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Bankruptcy Court to Consider Debtor's Motion for Re-consideration (Doc 157) on August 18, 2022 # 3 Notice of Transcript(s) Designated for an Appeal # 4 Transcript Order Form # 5 Amended Order Continuing The Bankruptcy Appellant Panel Of The Ninth Circuit) (NB8) (Entered: 08/04/2022)
08/04/2022	176 (17 pgs; 5 docs)	Notice Of Referral Of Appeal To United States Bankruptcy Appellate Panel Of The Ninth Circuit (BAP) with certificate of mailing (RE: related document(s) 169 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (Attachments: # 1 Notice of Appeal and Statement of Election # 2 Notice of Transcripts Designated for An Appeal # 3 Transcript Order Form # 4 Amended Order Continuing the Bankruptcy Appellant Panel of the Ninth Circuit) (NB8) (Entered: 08/04/2022)
08/04/2022		Receipt of Appeal Late Filing Fee - \$0.00 by 12. Receipt Number 80076190. (admin) (Entered: 08/04/2022)
08/04/2022		Receipt of Appeal Late Noticing Filing Fee - \$0.00 by 12. Receipt Number 80076190. (admin) (Entered: 08/04/2022)
08/05/2022	177 (12 pgs)	Order Granting Houser Bros. Co. dba Rancho Del Rey Mobile Home Estate's Motion Objecting to Debtor's Claimed Homestead Exemption in 16222 Monterey Lane, Space #376, Huntington Beach, CA 92649, Docket No. 95 (BNC-PDF) (Related Doc # 95) Signed on 8/5/2022 (JL) (Entered: 08/05/2022)
08/05/2022	178 (63 pgs)	Opposition to (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) <i>Opposition to Debtor's Amended Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) and Request for Hearing; Declaration of Robert P. Goe in Support Thereof; Notice of Opposition and Request for a Hearing with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Goe, Robert) (Entered: 08/05/2022)
08/07/2022	179 (14 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 177 Order RE: Objection to Debtor's Claim of Exemptions (BNC-PDF)) No. of Notices: 0. Notice Date 08/07/2022. (Admin.) (Entered: 08/07/2022)
08/08/2022	180 (1 pg)	Appeal transferred notice from BAP to USDC CC-22-1149 on 8/03/2022 (RE: related document(s) 161 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (GD) Modified on 8/8/2022 (GD). (Entered: 08/08/2022)
08/08/2022	181 (4 pgs)	Substitution of attorney , Proof of service Filed by Debtor Jamie Lynn Gallian. (Briones, Bert) (Entered: 08/08/2022)
08/09/2022	182 (46 pgs)	Opposition to (related document(s): 167 Motion for Leave to Appeal filed by Debtor Jamie Lynn Gallian) <i>Opposition and Request for Hearing on Debtor's Motion for Leave From the Bankruptcy Appeal Panel to Permit the Bankruptcy Court to Consider Debtor's Motion for Reconsideration; Declaration of D. Edward Hays In Support; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 08/09/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

08/10/2022	183 (2 pgs)	Assignment notice of USDC case/judge to appeal transferred from BAP - Assigned USDC Case No.: 8:22-cv-1454-ODW (filed at United States District Court on 8/10/2022) (RE: related document(s) 169 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 08/10/2022)
08/11/2022	184 (2 pgs)	Assignment notice of USDC case/judge to appeal transferred from BAP - (RE: BAP Case No.: CC-22-1149) - USDC Case No. Assigned: SACV-22-1462-RGK (RE: related document(s) 161 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) - (filed at United States District Court on 8/10/2022) (NB8) (Entered: 08/11/2022)
08/11/2022	185 (244 pgs; 3 docs)	Reply to Houser Bros CO DBA Rancho Del Rey Mobilehome Estates Opposition to Debtors Motion for Consideration of 7/21/22 Order Sustaining Houser Bros Co DBA Rancho Del Rey Mobilehome Estates Objection to Debtor's Claimed Homestead Exemption (related document(s): 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian, 170 Response filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Part 2) 'EDB'(JL) Additional attachment(s) added on 8/12/2022 (JL). (Entered: 08/11/2022)
08/12/2022	186 (2 pgs)	Opening Letter - Notice Of Appeal In This Case Has Been Received By The Bankruptcy Appellate Panel And Assigned BAP Case Number CC-22-1155 (filed at United States Bankruptcy Appellate Panel of the Ninth Circuit on 8/11/22) (RE: related document(s) 169 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 08/12/2022)
08/17/2022	187 (4 pgs)	Optional Appellee Statement of Election to Proceed in U.S. District Court (Official Form 417B) Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 169 Notice of Appeal and Statement of Election (Official Form 417A)). (Masud, Laila) (Entered: 08/17/2022)
08/17/2022	188 (8 pgs)	Request To Dismiss Debtor's Notice Of Appeal Without Prejudice RE: Doc. No. 143 , Doc 161 , And Doc 169 , Respectively Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 08/18/2022)
08/18/2022	189 (18 pgs)	Notice Of Appeal And Statement Of Election To Bankruptcy Appellate Panel.(Official Form 417A) . Fee Amount \$298 NOT PAID. Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 177 Order RE: Objection to Debtor's Claim of Exemptions (BNC-PDF)). Appellant Designation due by 9/1/2022. - [EDB] (NB8) Modified on 8/18/2022 (NB8). (Entered: 08/18/2022)
08/18/2022	190 (42 pgs)	Debtor's Reply To Houser Bros Co Opposition Debtor's Motion For Leave From The Bankruptcy Appeal Panel To Permit The Bankruptcy Court To Consider Debtor's Motion For Reconsideration Doc 182 ; Declaration Of Jamie Lynn Gallian In Support - (related document(s): 167 Motion for Leave to Appeal filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 08/18/2022)
08/18/2022	191 (1 pg)	Deficiency letter to Appellant: Appeal Is Deficient For the Following Reason: Notice Of Appeal Filing Fee Was Not Paid (RE: related document(s) 189 Notice of Appeal and Statement of Election (Official

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Form 417A) filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 08/18/2022)
08/18/2022	192 (31 pgs; 5 docs)	Notice Of Referral Of Appeal To United States Bankruptcy Appellate Panel Of The Ninth Circuit (BAP) with certificate of mailing (RE: related document(s) 189 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (Attachments: # 1 Notice of Appeal and Statement of Election # 2 Notice of Transcript(s) Designated for an Appeal # 3 Transcript Order Form # 4 Amended Order Continuing the Bankruptcy Appellant Panel of the Ninth Circuit) (NB8) (Entered: 08/18/2022)
08/18/2022	193	Hearing Rescheduled/Continued (RE: related document(s) 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian) The Hearing date is set for 9/22/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (JL) (Entered: 08/18/2022)
08/18/2022	194 (19 pgs; 5 docs)	Notice Of Referral Of Appeal To United States Bankruptcy Appellate Panel Of The Ninth Circuit (BAP) with certificate of mailing (RE: related document(s) 143 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (Attachments: # 1 Notice of Appeal and Statement of Election # 2 Notice of Transcript(s) Designated for an Appeal # 3 Transcript Order Form # 4 Amended Order Continuing the Bankruptcy Appellate Panel of the Ninth Circuit) (NB8) (Entered: 08/18/2022)
08/22/2022	195 (5 pgs)	Notice of Hearing <i>Amended Notice Of Hearing On Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328 (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8).). (Golden (TR), Jeffrey) (Entered: 08/22/2022)
08/22/2022	196 (10 pgs)	Transcript regarding Hearing Held 07/21/22 RE: objection to debtor's claimed homestead exemption. Remote electronic access to the transcript is restricted until 11/21/2022. The transcript may be viewed at the Bankruptcy Court Clerk's Office on a public terminal or purchased through the Transcription Service Provider before the transcript access restriction has ended. [TRANSCRIPTION SERVICE PROVIDER: Echo Reporting, Inc., Telephone number echoreporting@yahoo.com.]. Notice of Intent to Request Redaction Deadline Due By 8/29/2022. Redaction Request Due By 09/12/2022. Redacted Transcript Submission Due By 09/22/2022. Transcript access will be restricted through 11/21/2022. (Jauregui, Tara) (Entered: 08/22/2022)
08/22/2022	197	Hearing Set (RE: related document(s) 162 Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham filed by Trustee Jeffrey I Golden (TR)) The Hearing date is set for 9/13/2022 at 11:00AM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The hearing judge is Scott C Clarkson (JL) (Entered: 08/22/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

08/23/2022	198 (1 pg)	Notice Of Transfer Of Appeal From BAP To District Court - RE: BAP CC-22-1155 (RE: related document(s) 169 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian) (filed at United States Bankruptcy Appellate Panel of the Ninth Circuit on 8/18/2022) (NB8) (Entered: 08/23/2022)
08/24/2022	199 (4 pgs)	Notice of Change of Address . (Goe, Robert) (Entered: 08/24/2022)
08/25/2022	200 (4 pgs)	Supplemental Notice of Hearing to Be Held Remotely U sing ZoomGov Audio and Video, Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 157 Debtor's Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso. Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Part 2) 'EDB' (RE: related document(s) 95) (JL)). The Hearing date is set for 9/22/2022 at 10:00 AM at Crtrm 5A, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Erithe A. Smith (TD8) (Entered: 08/25/2022)
08/25/2022	201 (8 pgs)	Notice of Proposed Abandonment of Property of the Estate <i>Trustees Notice Of Intent To Abandon Estates Interest In Claims Against Randall L. Nickel Relating To The October 2018 Transfer Of The Debtors Interest In The Property Commonly Known As 4476 Alderport Dr. #53, Huntington Beach, California 92649, with Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 08/25/2022)
08/25/2022	202 (6 pgs)	Notice of lodgment Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 157 Debtor's Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Exemption and Joinder Parties Huntington Beach Gables HOA; Janine Jasso. Filed by Debtor Jamie Lynn Gallian (Attachments: # 1 Part 2) 'EDB' (RE: related document(s) 95) (JL)). (Hays, D) (Entered: 08/25/2022)
08/26/2022	203 (8 pgs)	Debtor's Notice to Trustee to Abandon Estate's Interest in Reinvested Funds From Sal of Unit 53, 10/31/2018 APN 937-630-53 to Purchase LBM1081 on November 1, 2018, and Against Jamie Lynn Gallian Relating to the Purchase in the Personal Property Commonly Known as 16222 Monterey Ln #376, Huntington Beach, California 92649, Filed by Debtor Jamie Lynn Gallian [EDB]. (TD8) (Entered: 08/26/2022)
08/26/2022	204 (6 pgs)	Notice of lodgment Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 167 Motion for Leave to Appeal). (Hays, D) (Entered: 08/26/2022)
08/30/2022	205 (4 pgs)	Declaration re: <i>Declaration of Brandon J. Iskander Regarding Debtor's Failure to Set Hearing on Her Amended Motion to Avoid Lien Under 11 U.S.C. § 522(f) as Required by Local Bankruptcy Rule 9013-1(o) with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (RE: related document(s) 178 Opposition). (Iskander, Brandon). Related document(s) 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian. Modified on 8/30/2022 (JL). (Entered: 08/30/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

08/30/2022	206 (2 pgs)	Order Denying Motion for Leave from the Bankruptcy Appeal Panel to Permit the Bankruptcy Court to Consider Debtor's Motion for Re-Consideration [Doc 157] on August 18, 2022 (BNC-PDF) (Related Doc # 167) Signed on 8/30/2022. (JL) (Entered: 08/30/2022)
08/30/2022	207 (1 pg)	Order Denying Debtor's Amended Motion to Avoid Lien (BNC-PDF) (Related Doc # 147) Signed on 8/30/2022 (JL) (Entered: 08/30/2022)
08/30/2022	208 (36 pgs)	Opposition to Application of the Chapter 7 Trustee to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham Pursuant to 11 U.S. Section 327 and 328 (related document(s): 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; M filed by Trustee Jeffrey I Golden (TR)</i>) Filed by Debtor Jamie Lynn Gallian 'EDB' (JL) (Entered: 08/30/2022)
08/31/2022	209 (2 pgs)	Order Approving Stipulation To Dismiss Appeal Without Prejudice RE: Appeal USDC Number: 8:22-cv-01454-ODW - RULING: Debtor's Appeal Shall Be DISMISSED WITHOUT PREJUDICE. (filed by United States District Court On 8/30/2022) (RE: related document(s) 143 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian). (NB8). Related document(s) 143 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian. Modified on 9/2/2022 (NB8). (Entered: 08/31/2022)
08/31/2022	210 (48 pgs)	Debtor's Notice of Recorded Declared Homestead of Robert McLelland Instrument No. 2022000294548 [Re: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92649], Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 74 Document re Verification of Declaration of Homestead. Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 72 Addendum to Vol Pet filed by Debtor Jamie Lynn Gallian, Statement of Related Cases (LBR Form 1015-2.1), Schedule A/B: Property (Official Form 106A/B or 206A/B), Schedule C: The Property You Claimed as Exempt (Official Form 106C), Schedule G: Executory Contracts and Unexpired Leases (Official Form 106G or 206G), Schedule H: Your Codebtors (Official Form 106H or 206H), Schedule I: Your Income (Official Form 106I), Declaration About an Individual Debtor's Schedules (Official Form 106Dec), Statement of Financial Affairs (Official Form 107 or 207) (Official Form 107 or 207), Statement of Intention for Individuals Filing Under Chapter 7 (Official Form B8, or 108), Chapter 7 Statement of Your Current Monthly Income (Official Form 122A-1) (BNC Option), Verification of Master Mailing List of Creditors (LBR F1007-1))). (TD8) (Entered: 08/31/2022)
08/31/2022	212 (10 pgs)	Debtor's Notice of 2018 IRS Underpayment, Paid in Full Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i>) Filed by Trustee Jeffrey I Golden (TR) (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8).). 'EDB' (JL) (Entered: 09/01/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

09/01/2022	211	In accordance with the Administrative Order 22-17 dated 8/16/2022, this case is hereby reassigned from Judge Erithe A. Smith to Judge Scott C Clarkson. (JL) (Entered: 09/01/2022)
09/01/2022	213 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 206 Order on Motion For Leave to Appeal (BNC-PDF)) No. of Notices: 0. Notice Date 09/01/2022. (Admin.) (Entered: 09/01/2022)
09/01/2022	214 (3 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 207 Order on Amended Motion (BNC-PDF)) No. of Notices: 0. Notice Date 09/01/2022. (Admin.) (Entered: 09/01/2022)
09/02/2022	215 (2 pgs)	USDC Stipulation To Dismiss Appeal Without Prejudice RE: Appeal USDC Number: 8:22-cv-01462-RGK - RULING: Debtor's Appeal Shall Be Dismissed Without Prejudice. (filed at United States District Court on 9/1/2022) (RE: related document(s) 161 Notice of Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian). (NB8) (Entered: 09/02/2022)
09/02/2022	216 (10 pgs)	Debtor's Notice of Filing of [Doc 212] In Error, Filed by Debtor Jamie Lynn Gallian [EDB] (RE: related document(s) 212 Debtor's Notice of 2018 IRS Underpayment, Paid in Full Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8)). 'EDB' (JL)). (TD8) (Entered: 09/02/2022)
09/02/2022	217 (14 pgs)	Debtor's Notice Of 2019 IRS 1040 Underpayment, Paid In Full Filed by Debtor Jamie Lynn Gallian . [EDB] (NB8) (Entered: 09/06/2022)
09/06/2022	218 (7 pgs)	Reply to (related document(s): 208 Opposition filed by Debtor Jamie Lynn Gallian) - <i>Chapter 7 Trustee's Reply Memorandum of Points and Authorities in Support of Application to Employ Real Estate Broker and to Enter into Listing Agreement; and Request for Judicial Notice in Support Thereof; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/06/2022)
09/06/2022	219 (30 pgs)	Objection (related document(s): 208 Opposition filed by Debtor Jamie Lynn Gallian) - <i>Evidentiary Objections to Jamie Lynn Gallian in Support of Opposition to Application of the Chapter 7 Trustee to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham pursuant to 11 U.S.C. §§ 327 and 328; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/06/2022)
09/07/2022	220 (2 pgs)	Order Continuing Hearing on Debtor's Notice of and Motion for Reconsideration of 7.21.22 Order Sustaining Houser Bros. Co. DBA Rancho Del Rey Mobile Home Estates Objection to Debtor's Claimed Homestead Exemption - Hearing Continued to September 22, 2022 at 10:00 AM (BNC-PDF) (Related Doc # 157) Signed on 9/7/2022. (JL) (Entered: 09/07/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

09/07/2022	221 (3 pgs)	Statement 218 <i>Huntington Beach Gables Homeowners Association's Joinder to Trustee's Reply in Support of Application to Employ Real Estate Broker with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association. (Goe, Robert) (Entered: 09/07/2022)
09/08/2022	222 (35 pgs)	Opposition to (related document(s): 203 Notice filed by Debtor Jamie Lynn Gallian) <i>Trustees Notice Of Opposition, Opposition And Request For Hearing To Debtor's Notice To Trustee To Abandon Estates Interest In Reinvested Funds From Sale Of Unit 53, 10/31/2018 APN 937-630-53 To Purchase LBM1081 On November 1, 2018, And Against Jamie Lynn Gallian Relating To The Purchase In The Personal Property Commonly Known As 16222 Monterey Ln #376, Huntington Beach, California 92649; Memorandum Of Points And Authorities And Request For Judicial Notice In Support Thereof, with Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/08/2022)
09/09/2022	223 (4 pgs)	Opposition to (related document(s): 203 Notice filed by Debtor Jamie Lynn Gallian, 222 Opposition filed by Trustee Jeffrey I Golden (TR)) <i>Creditor Huntington Beach Gables Homeowners Association's Joinder to Trustee's Opposition to Debtor's Notice to Abandon Property of the Estate</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Iskander, Brandon) (Entered: 09/09/2022)
09/09/2022	224 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 220 Order on Motion To Reconsider (BNC-PDF)) No. of Notices: 0. Notice Date 09/09/2022. (Admin.) (Entered: 09/09/2022)
09/12/2022	225 (12 pgs; 2 docs)	Notice Of Lodgment Of Order In Bankruptcy Order In Bankruptcy Case Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 203 Debtor's Notice to Trustee to Abandon Estate's Interest in Reinvested Funds From Sal of Unit 53, 10/31/2018 APN 937-630-53 to Purchase LBM1081 on November 1, 2018, and Against Jamie Lynn Gallian Relating to the Purchase in the Personal Property Commonly Known as 16222 Monterey Ln #376, Huntington Beach, California 92649 , Filed by Debtor Jamie Lynn Gallian [EDB]. (TD8)). [EDB] (NB8) Additional attachment(s) added on 9/12/2022 (NB8). (Entered: 09/12/2022)
09/12/2022	226 (8 pgs)	Objection (related document(s): 225 Notice of Lodgment filed by Debtor Jamie Lynn Gallian) - <i>Trustee's Objection to Debtor's Notice of Lodgment of Order and Proposed Order re: Debtor's Notice to Trustee to Abandon Estate's Interest in Reinvested Funds from Sale of Unit 53, 10/31/2018 APN 937-630-53 to Purchase LBM1081 on November 1, 2018, and Against Jamie Lynn Gallian relating to the Purchase in the Personal Property commonly known as 16222 Monterey Ln #376, Huntington Beach, California 92649; Request for Judicial Notice in Support Thereof; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/12/2022)
09/13/2022	231	Hearing Held On Motion (RE: related document(s) 162 Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. Sections 327 And 328 filed by Trustee Jeffrey I Golden (TR)) - MOTION DENIED WITHOUT PREJUDICE - ORDER BY ATTORNEY (NB8) (Entered: 09/20/2022)
09/14/2022	227 (8 pgs)	Debtor Jamie Lynn Gallian's Reply To Trustee's Objection [Docket 226] To Debtor's [Docket 225] Notice Of Lodgment Of Order And Proposed

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Order [Docket [225-1] RE: Debtor's Notice To Trustee To Abandon Estate's Interest In Reinvested Funds From Sale Of Unit 53, 10/31/2018 APN 937-630-53 To Purchase LBM1081 On November 1, 2018, And Against Jamie Lynn Gallian Relating To The Purchase In The Personal Property Commonly Known As 16222 Monterey LN#376, Huntington Beach, California 92649. [Docket 203] (related document(s): 225 Notice of Lodgment filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 09/14/2022)
09/14/2022	228 (8 pgs)	Debtor Jamie Lynn Gallian's Reply To Trustee's Objection [Docket 226] To Debtor's [Docket 225] Notice Of Lodgment Of Order And Proposed Order [Docket [225-1]] RE: Debtor's Notice To Trustee To Abandon Estate's Interest In Reinvested Funds From Sale Of Unit 53, 10/31/2018 APN 937-630-53 To Purchase LBM1081 On November 1, 2018, And Against Jamie Lynn Gallian Relating To The Purchase In The Personal Property Commonly Known As 16222 Monterey LN#376, Huntington Beach, California 92649. [Docket 203] (related document(s): 225 Notice of Lodgment filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 09/14/2022)
09/15/2022	229 (1 pg)	Request for CD of Court Proceedings . Fee Amount \$32, Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 09/15/2022)
09/15/2022		Receipt of Request for CD of Court Proceedings (fee)(8:21-bk-11710-SC) [misc.cdrf] (32.00) Filing Fee. Receipt number A54665082. Fee amount 32.00. (re: Doc# 229) (U.S. Treasury) (Entered: 09/15/2022)
09/17/2022	230 (15 pgs)	Notice Of Lodgment RE: Chapter 7 Trustee's Application To Employ Real Estate Broker Coldwell Banker And Agents Pursuant To 11 U.S.C. Sections 327 And 328 Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; M.</i> [EDB] (NB8) (Entered: 09/19/2022)
09/20/2022	232 (23 pgs)	Objection (related document(s): 230 Notice of Lodgment filed by Debtor Jamie Lynn Gallian) - <i>Trustee's Objection to Debtor's Notice of Lodgment of Order and Form of Amended - Order Denying Chapter 7 Trustee Jeffrey I Golden's Application of the Chapter 7 Trustee to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman and Greg Bingham pursuant to 11 U.S.C. §§ 327 and 328; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 09/20/2022)
09/20/2022	233 (6 pgs)	Notice of lodgment of <i>Order in Bankruptcy Case; proof of service</i> Filed by Trustee Jeffrey I Golden (TR) (RE: related document(s) 162 Application to Employ Coldwell Banker Realty as Real Estate Broker <i>Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. §§ 327 And 328; Memorandum Of Points And Authorities; And Declarations Of William Friedman And Greg Bingham In Support (with Proof of Service)</i> Filed by Trustee Jeffrey I Golden (TR) (Golden (TR), Jeffrey) - WARNING: See docket entry no. 166 for corrections - Modified on 7/29/2022 (TD8).). (DE Leest, Aaron) (Entered: 09/20/2022)
09/21/2022	234 (2 pgs)	BAP ORDER Dismissing Appeals Re: Appeal BAP Nos. CC-22-1146 AND CC-22-1166 (filed at United States Bankruptcy Appellant Panel of the Ninth Circuit on 9/16/2022) (RE: related document(s) 143 Notice of

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Appeal and Statement of Election (Official Form 417A) filed by Debtor Jamie Lynn Gallian AND related document 189 Notice of Appeal and Statement of Election (Official Form 417A)). (NB8) (Entered: 09/21/2022)
09/21/2022	235 (22 pgs)	Status report <i>in Advance of Continued Hearing on Motion for Reconsideration of 7-21-22 Order Sustaining Houser Bros. Co dba Ranch Del Rey Mobile Home Estate's Objection to Debtor's Claimed Homestead Exemption; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 177 Order RE: Objection to Debtor's Claim of Exemptions (BNC-PDF)). (Hays, D) (Entered: 09/21/2022)
09/22/2022	236	Trustee Payment Under 11 U.S.C. Section 330(e) Processed for \$60.00. Voucher Number CACBCLERK22-1161. (HF) (Entered: 09/22/2022)
09/22/2022	237	Hearing Held (RE: related document(s) 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian) MATTER TAKEN UNDER ADVISEMENT (JL) (Entered: 09/23/2022)
09/23/2022	238 (13 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) 201 ; <i>proof of service</i> Filed by Trustee Jeffrey I Golden (TR). (DE Leest, Aaron) (Entered: 09/23/2022)
09/23/2022	239 (2 pgs)	Order Authorizing Trustee's Abandonment of Estate's interest in claims against Randall L. Nickel relating to the October 2018 Transfer of the Property commonly known as 4476 Alderport Dr. #53, Huntington Beach, California 92649 (BNC-PDF) (Related Doc # 1) Signed on 9/23/2022 (AM) (Entered: 09/23/2022)
09/25/2022	240 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 239 Order (Generic) (BNC-PDF)) No. of Notices: 0. Notice Date 09/25/2022. (Admin.) (Entered: 09/25/2022)
09/28/2022	241 (2 pgs)	Order Denying Application Application Of The Chapter 7 Trustee To Employ Real Estate Broker Coldwell Banker Realty And Agents William Friedman And Greg Bingham Pursuant To 11 U.S.C. Sections 327 And 328 Without Prejudice. IT IS ORDERED: The Application Is DENIED WITHOUT PREJUDICE. (BNC-PDF) (Related Doc # 162) Signed on 9/28/2022. (NB8) (Entered: 09/28/2022)
09/30/2022	242 (25 pgs)	Notice of Recent Decision re: Debtor's Motion for Reconsideration of 7.21.22 Order Sustaining Objection to Debtor's Claimed Homestead Exemption, with Proof of Service Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates. (Hays, D) (Entered: 09/30/2022)
09/30/2022	243 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 241 Order on Application to Employ (BNC-PDF)) No. of Notices: 0. Notice Date 09/30/2022. (Admin.) (Entered: 09/30/2022)
10/07/2022	244 (256 pgs)	AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 10/07/2022)
10/07/2022	245 (258 pgs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). [EDB] (NB8) (Entered: 10/07/2022)
10/13/2022	246 (4 pgs)	Notice Motion For: Motion To Avoid Lien Under 11 U.S.C. Section 522(f) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). [EDB] (NB8) - Warning: See docket entry no.: 249 for corrections - Modified on 10/13/2022 (NB8). (Entered: 10/13/2022)
10/13/2022	247 (4 pgs)	Notice Motion For: Motion To Avoid Lien Under 11 U.S.C. Section 522(f) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). [EDB] (NB8) - Warning: See docket entry no.: 248 for corrections - Modified on 10/13/2022 (NB8). (Entered: 10/13/2022)
10/13/2022	248	Notice to Filer of Error and/or Deficient Document Incorrect hearing date/time/location was selected. THE FILER IS INSTRUCTED TO FILE AN AMENDED NOTICE OF MOTION/HEARING WITH THE CORRECT HEARING INFORMATION, WHICH IS: NOVEMBER 15, 2022 AT 11:00 A.M. IN COURTROOM 5C-VIRTUAL, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701. (RE: related document(s) 246 Notice of motion/application filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 10/13/2022)
10/13/2022	249	Notice to Filer of Error and/or Deficient Document Incorrect hearing date/time/location was selected. THE FILER IS INSTRUCTED TO FILE AN AMENDED NOTICE OF MOTION/HEARING WITH THE CORRECT HEARING INFORMATION, WHICH IS: NOVEMBER 15, 2022 AT 11:00 A.M. IN COURTROOM 5C-VIRTUAL, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701.. (RE: related document(s) 246 Notice of motion/application filed by Debtor Jamie Lynn Gallian) (NB8) (Entered: 10/13/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

10/13/2022	250	Hearing Set (RE: related document(s) 244 AMENDED Debtor's Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) The Hearing date is set for 11/15/2022 at 11:00 AM at Ctrm 5C-Virtual, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 10/13/2022)
10/13/2022	252 (4 pgs)	AMENDED Notice Of Motion For: Motion To Avoid Lien Under 11 U.S.C. Section 522(f) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (Attachments: # 1 Part 2) (TD8) filed by Debtor Jamie Lynn Gallian). [EDB] (NB8) (Entered: 10/14/2022)
10/14/2022	251 (1 pg)	Request for courtesy Notice of Electronic Filing (NEF) Filed by Barnhardt, Bradford. (Barnhardt, Bradford) (Entered: 10/14/2022)
10/21/2022	253 (260 pgs)	Declaration That No Party Requested A Hearing On Motion (LBR 9013-1(o)(3)) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian)). [EDB] (NB8) (Entered: 10/21/2022)
10/21/2022	254 (7 pgs)	Notice Of Lodgment Of Order In Bankruptcy Case RE: Debtor's Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian)). [EDB] (NB8) Additional attachment(s) added on 10/21/2022 (NB8). (Entered: 10/21/2022)
10/21/2022	255 (7 pgs)	Opposition to (related document(s): 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) <i>Preliminary Opposition To Amended Motion To Avoid Lien (Docket No. 244) with proof of service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Goe, Robert) - Warning: See docket entry no.: 256 for corrections - Modified on 10/21/2022 (NB8). (Entered: 10/21/2022)
10/21/2022	256	Notice to Filer of Error and/or Deficient Document Incorrect hearing date/time/location was selected. THE FILER IS INSTRUCTED TO FILE A NOTICE OF ERRATA WITH THE CORRECT HEARING INFORMATION, WHICH IS: NOVEMBER 15, 2022 AT 11:00 A.M. IN COURTROOM 5C-VIRTUAL, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701. (RE: related document(s) 255 Opposition filed by Creditor The Huntington Beach Gables Homeowners Association) (NB8) (Entered: 10/21/2022)
10/23/2022	257 (4 pgs)	Debtor's Reply and Objection to HOA's Preliminary Opposition to Debtor's Declaration that No Party Filed and Served a Timely Notice of

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Opposition and Request for Hearing to Debtor's Amended Motion to Avoid Lien Under 11 U.S.C. Section 522(f) Doc 244; Declaration of Jamie Lynn Gallian (related document(s): 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian, 255 Opposition filed by Creditor The Huntington Beach Gables Homeowners Association) Filed by Debtor Jamie Lynn Gallian 'EDB' (JL) (Entered: 10/24/2022)
10/24/2022	258 (4 pgs)	Debtor's Notice of Errata Regarding [Doc 246, 247, 252] Debtor's Amended Motion to Avoid Lien Under 11 U.S.C. Section(f) [Doc 244] was Unopposed and No Request for Hearing was Filed by Huntington Beach Gables HOA or Directly Related Party; Declaration of Jamie Lynn Gallian Filed by Debtor Jamie Lynn Gallian 'EDB' (RE: related document(s) 246 Notice of motion/application, 247 Notice of motion/application, 252 Notice of motion/application). (JL) (Entered: 10/24/2022)
10/24/2022	259 (3 pgs)	Errata To Preliminary Opposition To Amended Motion To Avoid Lien with proof of service Filed by Creditor The Huntington Beach Gables Homeowners Association (RE: related document(s) 255 Opposition). (Iskander, Brandon) (Entered: 10/24/2022)
11/01/2022	260 (12 pgs)	Opposition to (related document(s): 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) <i>Opposition to Debtor's Amended Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) and Request for Judicial Notice and Evidentiary Objections Submitted Concurrently Herewith with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Iskander, Brandon) (Entered: 11/01/2022)
11/01/2022	261 (10 pgs)	Objection (related document(s): 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) <i>Evidentiary Objections to Amended Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Iskander, Brandon) (Entered: 11/01/2022)
11/01/2022	262 (153 pgs)	Request for judicial notice <i>Request for Judicial Notice in Support of Opposition to Amended Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. 522(f) with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (RE: related document(s) 260 Opposition). (Iskander, Brandon) (Entered: 11/01/2022)
11/10/2022	263 (264 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Lynn Gallian) filed by Debtor Jamie Lynn Gallian)). [EDB] (NB8) (Entered: 11/10/2022)
11/10/2022	264 (10 pgs)	Declaration That No Party Requested a Hearing on Motion (LBR 9013-1(o)(3)) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian)). [EDB] (NB8) (Entered: 11/10/2022)
11/15/2022	265 (5 pgs)	Notice of lodgment <i>re Order Denying Motion with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). (Iskander, Brandon) (Entered: 11/15/2022)
11/15/2022	266 (10 pgs)	Declaration Of Jamie Lynn Gallian In Opposition To Docket No. 265 , Filed By Respondent, The Huntington Beach Gables Homeowners Association, A California Nonprofit Mutual Benefit Co. "Notice Of Lodgment Of Order" Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 265 Notice of Lodgment). [EDB] (NB8) (Entered: 11/16/2022)
11/15/2022	267 (7 pgs)	Declaration Of Jamie Lynn Gallian In Opposition To Docket No. 265 , Filed By Respondent, The Huntington Beach Gables Homeowners Association, A California Nonprofit Mutual Benefit Co. "Notice Of Lodgment Of Order" Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 265 Notice of Lodgment). [EDB] (NB8) (Entered: 11/16/2022)
11/15/2022	268 (7 pgs)	[Debtor's Notice Of Amending HOA Order Doc. 265 , Submitted Via L.O.U.] Notice Of Lodgment Of Order In Bankruptcy Case RE: Debtor's Amended Motion To Avoid Lien Under 11 U.S.C. Section 522(f) Doc. 244 Notice of lodgment Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 Amended Motion (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian)). [EDB] (NB8) (Entered: 11/16/2022)
11/15/2022	271	Hearing Held On Motion (RE: related document(s) 244 Debtor's Amended Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) - ORDER BY ATTORNEY - MOTION DENIED WITHOUT PREJUDICE (NB8) (Entered: 11/30/2022)
11/22/2022	269 (2 pgs)	Order Denying Debtor's Amended Motion To Avoid Lien Without Prejudice. IT IS ORDERED: The Motion Is DENIED WITHOUT PREJUDICE. If Debtor's Motion For Reconsideration (Docket No. 157) Is Granted, Debtor May Renew The Motion. (BNC-PDF) (Related Doc # 244) Signed on 11/22/2022 (NB8) (Entered: 11/22/2022)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

11/24/2022	270 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 269 Order on Amended Motion (BNC-PDF)) No. of Notices: 0. Notice Date 11/24/2022. (Admin.) (Entered: 11/24/2022)
12/14/2022	272 (1 pg)	Mandate On Appeals RE: Appeal BAP Numbers: CC-22-1146 And CC-22-1166 - Ruling: The Stipulations Are Granted. IT IS THE ORDERED the APPEALS ARE DISMISSED (filed at United States Bankruptcy Appellant Panel of the Ninth Circuit on 9/16/2022) Signed on 12/14/2022. (NB8) (Entered: 12/14/2022)
12/19/2022	273 (13 pgs)	Memorandum of Decision regarding Debtor's Motion for Reconsideration of the Court's August 5, 2022 Order Sustaining Objection to Debtor's Homestead Exemption (See Order for Further Rulings) (BNC-PDF) Signed on 12/19/2022. (Entered: 12/19/2022)
12/19/2022	274 (3 pgs)	Order Granting Debtor's Motion for Reconsideration of the Court's August 5, 2022 Order Sustaining Objection to Debtor's Homestead Exemption (See Order for Further Rulings) (BNC-PDF) Signed on 12/19/2022 (RE: related document(s) 157 Motion to Reconsider filed by Debtor Jamie Lynn Gallian). (AM) (Entered: 12/19/2022)
12/21/2022	275 (15 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 273 Memorandum of decision (BNC-PDF)) No. of Notices: 0. Notice Date 12/21/2022. (Admin.) (Entered: 12/21/2022)
12/21/2022	276 (5 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 274 Order (Generic) (BNC-PDF)) No. of Notices: 0. Notice Date 12/21/2022. (Admin.) (Entered: 12/21/2022)
12/22/2022	277 (232 pgs)	Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). [EDB] (NB8) (Entered: 12/22/2022)
12/28/2022	278 (49 pgs)	Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> . Fee Amount \$188, Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 12/28/2022)
12/28/2022		Receipt of Motion for Relief from Stay - Unlawful Detainer(8:21-bk-11710-SC) [motion,nmud] (188.00) Filing Fee. Receipt number A54996078. Fee amount 188.00. (re: Doc# 278) (U.S. Treasury) (Entered: 12/28/2022)
12/28/2022	279	Hearing Set (RE: related document(s) 278 Motion for Relief from Stay - Unlawful Detainer RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) The Hearing date is set for 1/18/2023 at 10:00 AM

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		at Crtrm 5C-Virtual, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 12/29/2022)
12/29/2022	280 (8 pgs)	Notice of Appeal and Statement of Election to U.S. District Court.(Official Form 417A) . Fee Amount \$298 Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 274 Order (Generic) (BNC-PDF)). Appellant Designation due by 01/12/2023. (Hays, D) (Entered: 12/29/2022)
12/29/2022		Receipt of Notice of Appeal and Statement of Election (Official Form 417A)(8:21-bk-11710-SC) [appeal,ntcaplel] (298.00) Filing Fee. Receipt number A54999894. Fee amount 298.00. (re: Doc# 280) (U.S. Treasury) (Entered: 12/29/2022)
12/30/2022	281 (21 pgs; 5 docs)	Notice Of Referral Of Appeal To United States District Court with certificate of mailing (RE: related document(s) 280 Notice of Appeal and Statement of Election (Official Form 417A) filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) (Attachments: # 1 Notice of Appeal and Statement of Election # 2 Notice of Transcript(s) Designated for an Appeal # 3 Transcript Order Form # 4 Amended Order Continuing the Bankruptcy Appellate Panel of the Ninth Circuit) (NB8) (Entered: 12/30/2022)
01/04/2023	282 (5 pgs)	Response to (related document(s): 278 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> Filed by Trustee Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 01/04/2023)
01/05/2023	283 (238 pgs)	Declaration That No Party Requested A Hearing On Motion (LBR 9013-1(o)(3)) Filed by Debtor Jamie Lynn Gallian. [EDB] (NB8) (Entered: 01/05/2023)
01/05/2023	284 (8 pgs)	Opposition to (related document(s): 277 Notice of Opportunity To Request a Hearing On Motion (LBR 9013-1(o)) filed by Debtor Jamie Lynn Gallian) <i>Opposition to Debtor's Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. Section 522(f) and Request for Hearing</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Iskander, Brandon) (Entered: 01/05/2023)
01/06/2023	285 (9 pgs)	Notice Of Lodgment Of Order In Bankruptcy Case RE: Debtor's Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). [EDB] (NB8) (Entered: 01/06/2023)
01/10/2023	286 (5 pgs)	Stipulation By Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates and <i>Debtor to Continue Hearing on Motion for Relief from the Automatic Stay (Dk. No. 278) from January 18, 2023 to February 1,</i>

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		2023; with Proof of Service Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 01/10/2023)
01/10/2023	287 (2 pgs)	Order Approving Stipulation to Continue Hearing on Motion for Relief from the Automatic Stay (Dk No. 278), from January 18, 2023 to February 1, 2023 at 9:30 AM. Deadline to File Response to the Motion is January 18, 2023. Deadline to File Reply in Support of the Motion is January 25, 2023. (BNC-PDF) (Related Doc # 286) Signed on 1/10/2023 (JL) (Entered: 01/10/2023)
01/11/2023	288	Request for a Certified Copy Fee Amount \$11. (RE: related document(s) 70 Order on Motion to Abandon (BNC-PDF)) (TS) (Entered: 01/11/2023)
01/11/2023		Receipt of Certification Fee - \$11.00 by 12. Receipt Number 80076472. (admin) (Entered: 01/11/2023)
01/11/2023		Receipt of Photocopies Fee - \$1.00 by 12. Receipt Number 80076472. (admin) (Entered: 01/11/2023)
01/12/2023	289 (1 pg)	Transcript Order Form related to an Appeal, regarding Hearing Date 09/22/22 Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 157 Motion to Reconsider). (Hays, D) (Entered: 01/12/2023)
01/12/2023	290 (4 pgs)	Notice of transcript(s) Designated For An Appeal: Hearing Date(s): 09/22/2022 At 10:00 A.M.; 07/21/2022 - Docket No. 196 Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 280 Notice of Appeal and Statement of Election (Official Form 417A)). (Hays, D) Modified on 1/13/2023 (NB8). (Entered: 01/12/2023)
01/12/2023	291 (7 pgs)	Appellant Designation of Contents For Inclusion in Record On Appeal re: Order Granting Debtor's Motion for Reconsideration of the Court's August 5, 2022, Order Sustaining Objection to Debtor's Homestead Exemption; with Proof of Service Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 280 Notice of Appeal and Statement of Election (Official Form 417A)). Appellee designation due by 01/26/2023. Transmission of Designation Due by 02/13/2023. (Hays, D) (Entered: 01/12/2023)
01/12/2023	292 (4 pgs)	Statement of Issues on Appeal Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (RE: related document(s) 280 Notice of Appeal and Statement of Election (Official Form 417A)). (Hays, D) (Entered: 01/12/2023)
01/12/2023	293 (4 pgs)	BNC Certificate of Notice - PDF Document. (RE: related document(s) 287 Stipulation and ORDER thereon (BNC-PDF)) No. of Notices: 0. Notice Date 01/12/2023. (Admin.) (Entered: 01/12/2023)
01/12/2023	294 (484 pgs; 2 docs)	Notice Of Motion For: Motion To Avoid Liens Under 11 U.S.C. 522(f) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] [EDB] (NB8)). (NB8) (Main Document 294 replaced on 1/30/2023) (NB8). Additional attachment(s) added on 1/30/2023 (HC). (Entered: 01/13/2023)
01/12/2023	296	Hearing Set (RE: related document 294 Debtor's Motion To Avoid Liens Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association) The Hearing date is set for 2/8/2023 at 11:00 AM at Crtrm 5C-Virtual, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 01/13/2023)
01/13/2023	295	Transcript Record Transmittal (Court transcript records have been uploaded to FDS). For Order Number: 23-ES-01. RE Hearing Date: 09/22/22, [TRANSCRIPTION SERVICE PROVIDER: Briggs Reporting Co, Inc, Telephone number (310) 410-4151.] (RE: related document(s) 289 Transcript Order Form (Public Request) filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) (SD8) (Entered: 01/13/2023)
01/13/2023	297 (229 pgs)	Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 01/13/2023)
01/18/2023	298 (37 pgs)	Response To Motion Regarding The Automatic Stay And Declaration(s) In Support (related document(s): 278 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> </i> filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 01/19/2023)
01/18/2023	300 (37 pgs)	Response To Motion Regarding The Automatic Stay And Declaration(s) In Support (related document(s): 278 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> </i> filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 01/19/2023)
01/18/2023	301 (381 pgs)	Defendant Jamie L. Gallian's Lodgment Of Exhibits In Support Of Opposition To Houser Bros Co Motion For Relief From The Automatic Stay, (Dkt. 278). Memorandum Points & Authorities ISO Opposition Filed Under Separate Cover Filed by Defendant Jamie Lynn Gallian. (RE: related document(s) 278 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> </i>). [EDB] (NB8) (Entered: 01/19/2023)
01/19/2023	299 (407 pgs)	Defendant Jamie L. Gallian's Memorandum Of Points And Authorities Filed by Debtor Jamie Lynn Gallian . [EDB] (NB8) (Entered: 01/19/2023)
01/19/2023	302 (11 pgs)	Notice Of Lodgment In Support Of Opposition To Dkt 278 Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 278 Notice of

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> [EDB] (NB8) (Entered: 01/19/2023)
01/20/2023	303 (6 pgs)	Opposition to (related document(s): 294 Notice of motion/application filed by Debtor Jamie Lynn Gallian, 297 Motion to Avoid Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) <i>Omnibus Opposition to Debtor's Notice of Motion and Motion to Avoid Lien Under 11 U.S.C. § 522(f) with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (Iskander, Brandon) (Entered: 01/20/2023)
01/20/2023	304 (4 pgs)	<i>Notice Notice of Motion for Omnibus Opposition to Motions to Avoid Liens Under 11 U.S.C. § 522(f) (Opposing Docket nos. 294 & 297) with Proof of Service</i> Filed by Creditor The Huntington Beach Gables Homeowners Association (RE: related document(s) 294 Notice Of Motion For: Motion To Avoid Liens Under 11 U.S.C. 522(f) Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 244 AMENDED Debtor's Notice Of Motion And Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association (related document(s): 147 Amended Motion (related document(s): 135 Motion to Avoid Lien Property Lien with The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) filed by Debtor Jamie Lynn Gallian) Filed by Debtor Jamie Lynn Gallian [EDB] [EDB] (NB8), 297 Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). (Iskander, Brandon) (Entered: 01/20/2023)
01/20/2023	305	Hearing Set (RE: related document(s) 297 Motion To Avoid Lien Under 11 U.S.C. Section 522(f) (Real Property) With The Huntington Beach Gables Homeowners Association filed by Debtor Jamie Lynn Gallian) The Hearing date is set for 2/8/2023 at 11:00 AM at Crtrm 5C-Virtual, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 01/23/2023)
01/24/2023	306	Transcript regarding Hearing Held 09/22/22 RE: CONTD HEARING RE: DEBTOR'S MOTION FOR RECONSIDERATION OF 7.21.22 ORDER SUSTAINING HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES OBJECTION TO DEBTOR'S CLAIMED HOMESTEAD EXEMPTION AND JOINDER PARTIES HUNTINGTON BEACH GABLES HOA; JANINE JASSO. Remote electronic access to the transcript is restricted until 04/24/2023. The transcript may be viewed at the Bankruptcy Court Clerk's Office on a public terminal or purchased through the Transcription Service Provider before the transcript access restriction has ended. [TRANSCRIPTION SERVICE PROVIDER: BRIGGS REPORTING COMPANY, INC., Telephone number 310-410-4151.]. Notice of Intent to Request Redaction Deadline Due By 1/31/2023. Redaction Request Due By 02/14/2023. Redacted Transcript Submission Due By 02/24/2023. Transcript access will be restricted through 04/24/2023. (Steinhauer, Holly) (Entered: 01/24/2023)
01/24/2023	307 (4 pgs)	Debtor's Notice Of Hearing And Motion Requesting The Trustee Abandon Estate's Interest In Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1981; Court Granted Debtors

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

		Homestead Exemption - Docket 274 Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 01/24/2023)
01/24/2023	308 (7 pgs)	Debtor's Notice Of Hearing And Motion Requesting The Trustee Abandon Estate's Interest In Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1981; Court Granted Debtors Homestead Exemption Docket 274 Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) THIS MOTION WILL BE SET FOR FEBRUARY 15, 2023 AT 11:00 A.M. IN COURTROOM 5C-VIRTUAL, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701. MOVANT TO GIVE NOTICE OF CORRECT HEARING/DATE/TIME/LOCATION - Modified on 1/24/2023 (NB8). (Entered: 01/24/2023)
01/24/2023	309 (4 pgs)	Notice Of Motion For: Motion Requests Trustee Abandon Estates Interest In Debtors Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1081; Court Granted Debtors Homestead Exemption Docket 274 Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 308 Debtor's Notice Of Hearing And Motion Requesting The Trustee Abandon Estate's Interest In Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1981; Court Granted Debtors Homestead Exemption Docket 274 Filed by Debtor Jamie Lynn Gallian [EDB] (NB8)). [EDB] (NB8) Modified on 1/24/2023 (NB8). (Entered: 01/24/2023)
01/24/2023	310	Hearing Set (RE: related document(s) 308 Motion Requesting The Trustee Abandon Estate's Interest In Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1081; Court Granted Debtors Homestead Exemption Docket 274 filed by Debtor Jamie Lynn Gallian) The Hearing date is set for 2/8/2023 at 11:00 AM at Crtrm 5C-Virtual, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) - INCORRECT HEARING DATE AND TIME - HEARING WILL BE SET ON FEBRUARY 15, 2023 AT 11:00 A.M. IN COURTROOM 5C-Virtual, 411 W Fourth St., Santa Ana, CA 92701- - SEE CORRECTED DOCKET ENTRY 311 Modified on 1/24/2023 (NB8). (Entered: 01/24/2023)
01/24/2023	311	Hearing Set (RE: related document(s) 308 Motion Requesting The Trustee Abandon Estate's Interest In Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1981; Court Granted Debtors Homestead Exemption Docket 274 filed by Debtor Jamie Lynn Gallian) The Hearing date is set for 2/15/2023 at 11:00 AM at Crtrm 5C, 411 W Fourth St., Santa Ana, CA 92701. The case judge is Scott C Clarkson (NB8) (Entered: 01/24/2023)
01/24/2023	312 (4 pgs)	Notice Of Motion For: Motion Requests Trustee Abandon Estates Interest In Debtors Primary Residence, Space 376 2014 Skyline Manufactured Home LBM 1081; Court Granted Debtor's Homestead Exemption Docket 274 Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 308 Debtor's Notice Of Hearing And Motion Requesting The Trustee Abandon Estate's Interest In Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1081; Court Granted Debtors Homestead Exemption Docket 274 Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) THIS MOTION WILL BE SET FOR FEBRUARY 15, 2023 AT 11:00 A.M. IN COURTROOM 5C-VIRTUAL, LOCATED AT 411 WEST FOURTH STREET, SANTA ANA, CA 92701. MOVANT TO GIVE NOTICE OF CORRECT HEARING/DATE/TIME/LOCATION - Modified on 1/24/2023 (NB8).). [EDB] (NB8) (Entered: 01/24/2023)

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

01/25/2023	313 (8 pgs)	Reply to (related document(s): 278 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> Filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates (Hays, D) (Entered: 01/25/2023)
01/30/2023	314 (2 pgs)	Order Denying Motions To Avoid Lien (Dockets 294 And 297 Without Prejudice And Vacating Hearing. IT IS ORDERED: The Court Has Reviewed Debtor's Motions To Avoid Liens Under 11 U.S.C. Section 522(f) Filed January 12, 2023 (Docket 294) And January 13, 2023 (Docket 297) (Together, "Motions"), The Opposition Filed January 20, 2023 (Docket 303) ("Opposition"), And The Docket As A Whole, And Finding That The Matters Are Appropriate For Disposition Without A Hearing, Hereby Finds Good Cause To DENY The Motions Without Prejudice For The Reasons Stated In The Well-Taken Opposition, And VACATE The February 8, 2023, Hearing. When The Matter Of Debtor's Homestead Exemption, Which Is The Subject Of A Pending Appeal, Is Resolved, Debtor May File A Renewed Motion; However, Any Future Motion Should Adhere To The Requirements Contained In All Applicable Rules And Procedures. (BNC-PDF) (Related Doc # doc) Signed on 1/30/2023 (NB8) (Entered: 01/30/2023)
01/31/2023	315 (102 pgs)	Jamie Lynn Gallian Objection To Houser Bros Co dba Rancho Del Rey Mobile Home Estates Motion For Relief Of Stay Without Standing Or Real Party (related document(s): 278 Notice of motion and motion for relief from the automatic stay with supporting declarations UNLAWFUL DETAINER RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 ; <i>Declarations of Chris Houser and Vivienne Alston; with Proof of Service</i> filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) Filed by Debtor Jamie Lynn Gallian [EDB] (NB8) (Entered: 01/31/2023)
01/31/2023	316 (9 pgs)	Supplemental Notice Of Lodgment Of Correspondence Dated 1/31/2023: 1. HCD Mobilehome Residency Law Protection Program; Notification Of Correspondence To Houser Bros Co And Complainant Jamie Gallian; Title 25 CFR Section 4912 Compliance; 2. Email Correspondence Chapter 7 Trustee, Jeffrey Golden And Attorney Edward Hays, Plaintiff, Houser Bros Co Attorney Filed by Debtor Jamie Lynn Gallian (RE: related document(s) 302 Notice of Lodgment). [EDB] (NB8) (Entered: 02/01/2023)
02/01/2023	317	Hearing Held On Motion (RE: related document(s) 278 Motion for Relief from Stay - Unlawful Detainer RE: 16222 Monterey Lane, Space 376, Huntington Beach, CA 92647 filed by Creditor Houser Bros. Co. dba Rancho Del Rey Mobile Home Estates) - MOTION GRANTED PURSUANT TO 11 U.S.C. SECTION 362(d)(1) AND SECTION 362(d)(2) - WAIVER OF 14 DAY STAY - RULE 4001(a)(3) GRANTED - ORDER BY ATTORNEY (NB8) (Entered: 02/01/2023)
02/01/2023	318 (31 pgs)	Opposition to (related document(s): 307 Motion filed by Debtor Jamie Lynn Gallian, 308 Motion filed by Debtor Jamie Lynn Gallian, 309 Notice of motion/application filed by Debtor Jamie Lynn Gallian, 312 Notice of motion/application filed by Debtor Jamie Lynn Gallian) - <i>Trustee's Notice of Opposition and Opposition to Debtor's Notice of Hearing and Motion Requesting Trustee Abandon Estate's Interest in Debtor's Primary Residence, Space 376 2014 Skyline Manufactured Home LBM1981; Memorandum of Points and Authorities and Request</i>

2/1/23, 3:02 PM

CM/ECF - U.S. Bankruptcy Court (NG 1.6.4 - LIVE)

for Judicial Notice in Support Thereof; proof of service Filed by Trustee
Jeffrey I Golden (TR) (DE Leest, Aaron) (Entered: 02/01/2023)

PACER Service Center			
Transaction Receipt			
02/01/2023 15:02:00			
PACER Login:	atty272406	Client Code:	9999-001
Description:	Docket Report	Search Criteria:	8:21-bk-11710-SC Fil or Ent: filed From: 11/3/2000 To: 2/1/2023 Doc From: 0 Doc To: 99999999 Term: included Format: html Page counts for documents: included
Billable Pages:	30	Cost:	3.00

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
870 Roosevelt, Irvine, CA 92620.

A true and correct copy of the foregoing document entitled: **HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES'S OPPOSITION TO DEBTOR'S MOTION REQUESTING THE TRUSTEE ABANDON ESTATE'S INTEREST IN DEBTOR'S PRIMARY RESIDENCE, SPACE 376 2014 SKYLINE MANUFACTURED [SIC] HOME LBM1981** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **February 1, 2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL: On **February 1, 2023**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

VIA REGULAR MAIL:

DEBTOR

JAMIE LYNN GALLIAN
16222 MONTEREY LN UNIT 376
HUNTINGTON BEACH, CA 92649

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on **February 1, 2023**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA PERSONAL DELIVERY:

PRESIDING JUDGE'S COPY

HONORABLE SCOTT C. CLARKSON
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA
RONALD REAGAN FEDERAL BUILDING AND COURTHOUSE
411 WEST FOURTH STREET, SUITE 5130 / COURTROOM 5C
SANTA ANA, CA 92701-4593

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 1, 2023

Date

Layla Buchanan

Printed Name

/s/ Layla Buchanan

Signature

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** CONTINUED:

- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO.:** Bradford Barnhardt
bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR):** Aaron E DE Leest adeleest@DanningGill.com,
danninggill@gmail.com; adeleest@ecf.inforuptcy.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS' ASSOCIATION:** Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com; goeforecf@gmail.com
- **TRUSTEE JEFFREY I GOLDEN (TR):** Jeffrey I Golden (TR lwerner@wgllp.com, jig@trustesolutions.net;
kadele@wgllp.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO. and CREDITOR HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES:** D Edward Hays ehays@marshackhays.com,
ehays@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com; cmendoza@marshackhays.com;
cmendoza@ecf.courtdrive.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF THE HUNTINGTON BEACH GABLES HOMEOWNERS' ASSOCIATION:** Brandon J Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com
- **ATTORNEY FOR TRUSTEE JEFFREY I GOLDEN (TR):** Eric P Israel eisrael@DanningGill.com,
danninggill@gmail.com; eisrael@ecf.inforuptcy.com
- **ATTORNEY FOR CREDITOR AND PLAINTIFF HOUSER BROS. CO. and CREDITOR HOUSER BROS. CO. DBA RANCHO DEL REY MOBILE HOME ESTATES:** Laila Masud lmasud@marshackhays.com,
lmasud@ecf.courtdrive.com; kfrederick@ecf.courtdrive.com
- **ATTORNEY FOR DEFENDANT RANDALL L NICKEL:** Mark A Mellor mail@mellorlawfirm.com,
mellormr79158@notify.bestcase.com
- **INTERESTED PARTY COURTESY NEF:** Valerie Smith claims@recoverycorp.com
- **U.S. TRUSTEE:** United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

4879-0465-9015, v. 1